

IT IS EXPECTED THAT A QUORUM OF THE ADMINISTRATION COMMITTEE, THE PERSONNEL COMMITTEE, BOARD OF PUBLIC WORKS AND PLAN COMMISSION WILL BE ATTENDING THIS MEETING. (ALTHOUGH IT IS NOT EXPECTED THAT ANY OFFICIAL ACTION OF ANY OF THOSE BODIES WILL BE TAKEN)

CITY OF MENASHA
Common Council
Council Chambers, 3rd Floor- 140 Main St., Menasha
May 21, 2007

7:00 PM

AGENDA

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I. CALL TO ORDER

- A. Call to Order**

II. PLEDGE OF ALLEGIANCE

- A. Pledge of Allegiance**

III. ROLL CALL/EXCUSED ABSENCES

- A. Roll Call**

IV. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

- A. Common Council, 5/7/07**

☐
[Attachments](#)

Minutes to receive:

- B. Administration Committee, 5/7/07**

☐
[Attachments](#)

- C. Board of Public Works, 5/7/07**

☐
[Attachments](#)

- D. Public Hearing, 5/7/07; Mt. Tabor**

☐
[Attachments](#)

- E. Public Hearing, 5/7/07; Ordinance relating to Dwellings for Watchmen**

☐
[Attachments](#)

- F. Public Hearing, 5/7/07; Special Use Permit-1429 Province Terrace**

☐
[Attachments](#)

- G. Board of Health, 4/11/07**

☐
[Attachments](#)

- H. Board of Appeals, 2/13/07**

☐
[Attachments](#)

- I. Plan Commission, 5/15/07**

☐
[Attachments](#)

- J. Parks and Recreation Board, 4/9/07**

☐
[Attachments](#)

K. Library Board, 5/15/07

☐ [Attachments](#)

L. N-M Sewerage Commission, 4/24/07

☐ [Attachments](#)

Communications:

1. Letter to Council from Sandra Dabill Taylor, 5/9/07; Parking lot issues

☐ [Attachments](#)

2. Mayor Laux to Ald. Merkes, 5/16/07; Sidewalk policy

☐ [Attachments](#)

3. Mayor Laux to Ald. Taylor, 5/16/07; Dog Park Committee

☐ [Attachments](#)

4. Mayor Laux to Ald. Taylor, 5/17/07; Response to vehicle complaint on 540 Broad St.

☐ [Attachments](#)

5. Ald. Wisneski, 5/16/07; Newsletter-*Wisneski's Words*

☐ [Attachments](#)

6. CA/HRD Brandt, 5/17/07; Lake Park Villas Homeowners Association Minutes from 6/2006 to 5/2007

☐ [Attachments](#)

7. PC Stanke, 4/07; Law Officer Magazine, *Our Police Staffing Crisis*

☐ [Attachments](#)

8. Menasha Utilities, 5/10/07; The Wire Newsletter

☐ [Attachments](#)

9. Family of Dale & Woody Weber, 5/10/07; Thank you note

☐ [Attachments](#)

V. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A. Public Comments on any Matter of Concern to the City

VI. APPOINTMENTS

A. None

VII. CLAIMS AGAINST THE CITY

A. None

VIII. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS

A. None

IX. REPORT OF COMMITTEES/BOARDS/COMMISSIONS

A. Plan Commission:

1. 5/15/07 Recommends approval of the Certified Survey Map for 330 and 336 Chute Street (Germania Hall)

☐ [Attachments](#)

2. 5/15/07; Recommends approval of the Special Use Permit for Mt. Tabor Center at 522 Second Street

☐ [Attachments](#)

3. 5/15/07; Recommends approval of the Special Use Permit-the proposed CBRF (1429 Province Terrace) with the following conditions in conformance with 13-1-11(c): 1. The CBRF shall be limited to serving people of advanced age, persons with dementia, developmental disabilities, traumatic brain injury, AIDS,

☐ [Attachments](#)

pregnant women needing counseling and/or the terminally ill. 2. The transitional area shall contain a minimum of 8 canopy trees 12 understory trees and 20 shrubs

B. Administration Committee:

1. Consideration of Stipulation with Receiver Wisco Enterprises -Marketing of Lake Park Lots ☐ [Attachments](#)
2. Consideration of John Coughlin Listing Realtor - Lake Park Villas Lots ☐ [Attachments](#)
3. Consideration of Kevin Weinberger Proposal Concerning Athletica Fitness ☐ [Attachments](#)
4. Receivers motion to sell remaining Wisco Enterprises assets ☐ [Attachments](#)
5. Request of Chris Donner, The Vault Lounge, LLC to serve alcoholic beverages on back patio, 175 Main Street from May 22-Nov. 15, 2007 ☐ [Attachments](#)
6. Accounts payable and payroll 5-10-07/5-17-07 for the amount of \$383,174.06 ☐ [Attachments](#)

C. Board of Public Works:

1. Payment - Dorner, Inc.; Nature's Way; Contract Unit No. 2006-08; \$17,814.02 (Payment No. 5) ☐ [Attachments](#)
2. Parking Committee Recommendation to Remove Three Angle Parking Stalls on Broad Street, West of East Exit Driveway for Broad Street Parking Lot ☐ [Attachments](#)
3. Street Use Application - Communityfest Parade; Tuesday, July 3, 2007; 7:00 PM-10:15 PM (Communityfest Committee) ☐ [Attachments](#)
4. Street Use Application - Labor Day Festival & Corn Roast for Boaters; Saturday, September 1, 2007; 5:00 PM-10:00 PM (City of Menasha Marina) ☐ [Attachments](#)
5. Street Use Application - Steak Fry for Boaters & Friends; Saturday, June 16, 2007; 5:00 PM-10:00 PM (City of Menasha Marina) ☐ [Attachments](#)

X. ORDINANCES AND RESOLUTIONS

- A. O-8-07 - An Ordinance Relating to City of Menasha Sidewalk Policy (Mayor Laux) ☐ [Attachments](#)
- B. O-9-07 - An Ordinance Relating to Mayoral Salary ☐ [Attachments](#)
- C. O-10-07 - An Ordinance Relating to Park Regulations ☐ [Attachments](#)
- D. O-11-07 - An Ordinance relating to City of Menasha Sidewalk Policy (Ald. Pack) ☐ [Attachments](#)
- E. R-12-07 - Resolution Authorizing the City of Menasha's Participation in the Local Government Property Insurance Fund ☐ [Attachments](#)

XI. HELD OVER BUSINESS

- A. Approval of minutes- Common Council, 4/17/07 ☐ [Attachments](#)

XII. COUNCIL DIRECTIVES

- A. CDD Keil - Permanent signs at mini warehouse units on Plank Rd. (Ald. Hendricks)
- B. CDD Keil - History of permanent and temporary sign placement at Badger Ice Cream (Ald. Hendricks)
- C. CDD Keil - Banners on Broad Street Condos and at Main & Tayco Street Senior

Living (Ald. Hendricks)

- D. CDD Keil - Update on residents concerns at Province Terrace (Ald. Chase)**
- E. CDD Keil- Rear Facade of buildings on Main St. (Ald. Taylor)**
- F. CDD Keil - Status of elevator at 175 Main St. (Ald. Taylor)**
- G. PWD Radtke - South side (Alcan Property) of River St. (Ald. Wisneski)**
- H. PRD Tungate - Status of Whitewater Park (Ald. Eckstein)**



[Attachments](#)

XIII. CITIZEN REPRISE (People from the gallery to be heard; only pertaining to matters on the agenda - five (5) minute time limit for each person)

- A. Public Comments on matters pertaining to the agenda**

XIV. ADJOURNMENT

- A. Adjournment**

MEETING NOTICE: Monday, June 4, 2007
Common Council - 7:00 PM
Administration Committee - 6:00 PM
Board of Public Works - 6:30 PM

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Clerk's Office at 967-3600 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Common Council
Council Chambers, 3rd Floor- 140 Main St., Menasha
May 7, 2007

MINUTES DRAFT

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I. CALL TO ORDER

A. [Call to Order](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Meeting called to order by Mayor Laux at 7:35p.m.			

II. PLEDGE OF ALLEGIANCE

A. [Pledge of Allegiance](#)

III. ROLL CALL/EXCUSED ABSENCES

A. [Roll Call](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	PRESENT: Ald. Taylor, Wisneski, Pack, Hendricks, Eckstein, Michalkiewicz, Chase, Merkes.			
	ALSO PRESENT: Mayor Laux, CA/HRD Brandt, PC Stanke, FC Vander Wyst, DPW Radtke, CDD Keil, PRD Tungate, PHD Nett, C/T Stoffel, Lt. Brunn, Clerk Galeazzi, and the Press.			

IV. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [Common Council, 4/17/07](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Common Council minutes, 4/17/07	Alderman Michalkiewicz	Alderman Eckstein	
	Discussion: Ald. Merkes asked to include in Item VIII. B-2 - Ald. Merkes is not opposed to the banner for Police Week, however believes that Section 13-1-62(j) grants the authority to approve off premises special event signage such as this to the Public Works Director not the City Council.			
Move	to hold for 2 weeks.	Alderman Merkes	Alderman Hendricks	

B. [New Common Council, 4/17/07](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	New Common Council minutes, 4/17/07	Alderman Michalkiewicz	Alderman Eckstein	Passed
Motion carried on voice vote.				

Minutes to receive:

C. [Administration Committee, 4/17/07](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Minutes to Receive C-N and Communications 1-14	Alderman Michalkiewicz	Alderman Eckstein	Passed
Discussion: Ald. Michalkiewicz-Comm. #10, Calumet Cty Treasurer, Delinquent taxes. Ald. Chase-Comm. #7, Winnebago Cty Board of Canvass Minutes. Ald. Wisneski-Comm. #8, WisDOT, Appleton Road/STH 47 project. Ald. Merkes-Comm. #2, Alderman & Mayoral Salaries.				
Motion carried on voice vote.				

D. [New Administration Committee, 4/17/07](#)

E. [Board of Public Works, 4/17/07](#)

F. [New Board of Public Works, 4/17/07](#)

G. [Board of Health, 3/14/07](#)

H. [Information Technology Steering Committee, 3/28/07](#)

I. [Library Board, 4/17/07](#)

J. [N-M FireRescue, 4/24/07; Finance & Personnel Committee](#)

K. [N-M Fire Rescue, 4/25/07; Joint Fire Commission](#)

L. [Plan Commission, 5/1/07](#)

M. [Water and Light Commission, 4/25/07](#)

N. [Water & Light Commission, 4/25/07; Closed Session](#)

Communications:

1. [CA/HRD Brandt, 5/1/07; City of Menasha Collective Bargaining Agreements, Locals 603, 1035, 1035B](#)
2. [CA/HRD Brandt, 4/25/07; Alderman & Mayoral Salaries](#)
3. [CA/HRD Brandt, 5/2/07; CVMIC Work Plan](#)
4. [Mayor Laux to Ald. Merkes, 4/24/07; Per diem request](#)
5. [Mayor Laux, 4/30/07; IT Steering Committee](#)
6. [CA/HRD Brandt, 4/23/07; Christopher Donner d/b/a The Vault](#)
7. [Clerk Galeazzi, 5/1/07; Winnebago County Board of Canvass Minutes](#)
8. [WisDOT, 4/30/07; Appleton Road, STH 47 project](#)
9. [Public Works Department, 5/2/07; February/March/April 2007 Disposal](#)

Violations

10. [Calumet County Treasurer, 4/16/07; Delinquent 2003 and prior Real Estate Taxes](#)
11. [Winnebago County Legislative Committee; 11/27/07](#)
12. [UW-Oshkosh to PHD Nett, 4/13/07; Thank you note](#)
13. [CDD Keil, 5/1/07; Letters from North Star Asset Management and Dr. Larsen's office regarding developments at 100 block of Racine St.](#)
14. [CA/HRD Brandt, 4/27/07; Milwaukee Journal Sentinel article *School leaders broke meetings law, official says*](#)

V. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A. [Public Comments on any Matter of Concern to the City](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	A. Geoffrey Cook, 68 Racine St. Allow dogs on leashes on Friendship Trail.			
	B. Don Fahrenkrug, 723 Broad St. Dogs on Friendship Trail would help eliminate goose problem.			
	C. Aaron Madsen, 708 Paris St. Dogs on Friendship Trail.			
	D. Mary Jo Weigert, 841 Broad St. Dog on Friendship Trail.			
	E. Shirley Johnston, 835 Broad St. Dogs in parks.			
	F. Ann Maas, 728 Appleton Road. Dogs in parks and on trail.			
	G. Nancy Wilkinson, 853 Marquette St. What is dogs license fee used for?			
	H. James Taylor, 340 Broad St. Dogs on Friendship Trail.			

VI. APPOINTMENTS

A. [Mayor's Reappointment to the Plan Commission:](#) [1. Reappointment of Dave Schmidt, 709 Parkview, for the term of May 1, 2007 to May 1, 2010](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Mayor's reappointment to Plan Commission	Alderman Wisneski	Alderman Pack	Passed
	Motion carried on voice vote.			

B. [Mayor's Reappointment to the Board of Health:](#) [1. Reappointment of Dorothy Jankowski, 354 Winnebago Ave., for the term of May1, 2007 to May 1, 2010](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Mayor's reappointment to Board of Health	Alderman Wisneski	Alderman Eckstein	Passed
	Motion carried on voice vote.			

- C. [Mayor's Appointments to NM Fire-Rescue Joint Finance & Personnel Committee:](#)
[1. Appointment of Alderman Steve Pack, 823 Emily St., for the term of April 2007 to April 2008](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Mayor's appointment to NM Fire Rescue Joint Finance and Personnel Committee	Alderman Michalkiewicz	Alderman Wisneski	Passed
Motion carried on voice vote.				

- D. [Mayor's Appointments to the Protocol Committee:](#)
[1. Council President Tom Michalkiewicz; 2. Mayor Joe Laux; 3. Attorney Jeff Brandt; 4. Police Chief Bob Stanke; 5. Alderman Terry Eckstein \(at large member\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Mayor's Appointment to Protocol Committee	Alderman Wisneski	Alderman Chase	Passed
Motion carried on voice vote.				

VII. CLAIMS AGAINST THE CITY

- A. [None](#)

VIII. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS

- A. [CA/HRD Brandt - Lake Park Villas](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	CA/HRD Brandt reported he received notice from the receivership of Lake Park Villas that a Stipulation between the City and Wisco Enterprises LLP has been prepared and signed by the receiver allowing the City to market the lots at Lake Park Villas Subdivision. He hasn't received the stipulation for review yet. If the Council wants to review the stipulation, a special Council meeting can be schedule. Or he can review the stipulation and sign it if it meets with his approval.			
	Discussion ensued on holding a special meeting or having CA/HRD Brandt review and sign the stipulation.			
Move	to discuss the Wisco Enterprises Stipulation at the May 21, 2007 Council meeting.	Alderman Hendricks	Alderman Taylor	Passed
Motion carried on roll call 7-1. Ald. Michalkiewicz - no.				

IX. REPORT OF COMMITTEES/BOARDS/COMMISSIONS

- A. **Plan Commission:**

1. [5/1/07; Recommends approval of the sale of 535 First Street to Habitat for Humanity with a request that Habitat for Humanity will work with the Plan Commission on the home design](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Move	to deny offer and prepare a counter offer to include the footprints and design for approval by Council.	Alderman Taylor		Died for lack of Second
Approve	Plan Commission Recommendation	Alderman Eckstein	Alderman Michalkiewicz	Failed
	Discussion ensued. Motion failed on roll call 1-7. Ald. Hendricks - yes.			

2. [5/1/07; Recommends approval of the proposed ordinance amendment allowing for watchman's quarters in the I-1 Industrial District](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Acted on under Ordinance/Resolution.			

B. Administration Committee:

1. [License \(6-month\): Class "B" application of Menasha Athletic Assn. \(Macs\) to sell fermented malt beverages, Koslo Park concession, May 8, 2007-Oct. 31, 2007, Dave Romnek, Agent](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	6 month Class B License for Menasha Athletic Assn.	Alderman Wisneski	Alderman Eckstein	Passed
	Motion carried on voice vote.			

2. [License \(6-month\): Class "B" application of Menasha Twins Baseball \(Legion Team\) to sell fermented malt beverages, Koslo Park concession, May 8, 2007-Oct. 31, 2007, Debbie Chew, Agent](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	6 month Class B license for Menasha Twin Baseball	Alderman Wisneski	Alderman Eckstein	Passed
	Motion carried on voice vote.			

3. [Accept quote of The Post-Crescent as the official City newspaper, May 2007-May 2008](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Quote of The Post Crescent	Alderman Wisneski	Alderman Eckstein	Passed
	Motion carried on roll call 8-0.			

4. [Disposal of Surplus Cell Phones](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Disposal of surplus cell phones and donate to Winnebago County Crime Prevention Fund	Alderman Wisneski	Alderman Eckstein	Passed
	Motion carried on roll call 8-0.			

5. [Offer to Purchase from Habitat for Humanity for the Greater Fox Cities Area for 535 First Street](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Offer to Purchase	Alderman Wisneski	Alderman Michalkiewicz	Passed
	Discussion: Ald. Taylor wanted it noted that he always voted for Habitat for Humanity projects and is disappointed the footprint and design for the home was not available for review.			
	Motion carried on roll call 8-0.			

6. [Accounts payable and payroll for 4/19/07 to 5/3/07 in the amount of \\$1,738,052.97](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Accounts payable and payroll	Alderman Wisneski	Alderman Eckstein	Passed
	Motion carried on roll call 8-0.			

C. Board of Public Works:

1. [Payment - Cover-All of Wisconsin, LLC; Road Salt Storage Facility; Contract Unit No. 2006-09; \\$16,658.26](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Payment - Cover-All of Wisconsin, LLC	Alderman Pack	Alderman Eckstein	Passed
	Motion carried on roll call 8-0.			

2. [Approval of Relocation Order for WisDOT Third Street \(STH 114\) Reconstruction Project](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Relocation Order for WisDOT Third Street (STH 114) Reconstruction Project	Alderman Pack	Alderman Eckstein	Passed
	Motion carried on roll call 8-0.			

3. [Authorization to Enter into Agreement for Real Estate Services for Third Street Reconstruction Project with OMNI Associates in the amount of \\$5,300](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Authorization to Enter into Agreement for Real Estate Services	Alderman Pack	Alderman Eckstein	Passed
	Motion carried on roll call 8-0.			

4. [Request for Calumet County Participation in Seeking Improvements at the intersection of Manitowoc Road and Lake Park Road \(CTH LP\) \(Ald. Taylor\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result

Move	to direct DPW Radtke to correspond with Calumet County and Town of Harrison to participate in the State Highway Safety Improvement Program.	Alderman Taylor	Alderman Merkes	Passed
	Motion carried on roll call 8-0.			

X. ORDINANCES AND RESOLUTIONS

A. [O-7-07 - An Ordinance Relating to Dwellings for Watchmen](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Adopt	O-7-07	Alderman Pack	Alderman Michalkiewicz	Passed
	Motion carried on roll call 6-2. Ald. Taylor, Wisneski, Pack, Eckstein, Michalkiewicz, Chase - yes. Ald. Merkes, Hendricks - no.			

B. [O-8-07 - An Ordinance Relating to City of Menasha Sidewalk Policy](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	No Action			

C. [R-10-07 - A Resolution Continuing Appropriations](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Adopt	R-10-07	Alderman Michalkiewicz	Alderman Merkes	Passed
	Motion carried on roll call 8-0.			

D. [R-11-07 - A Resolution Transferring/Appropriating Funds](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Adopt	R-11-07	Alderman Michalkiewicz	Alderman Eckstein	Passed
	Motion carried on roll call 8-0.			

XI. HELD OVER BUSINESS

A. [None](#)

XII. COUNCIL DIRECTIVES

A. [CA/HRD Brandt - Status of Gatehouse Property \(Ald. Hendricks\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The closing was held on April 30, 2007. All documents have been signed and Tom Grade is the official owner of the Gatehouse property.			

B. [CDD Keil - Permanent signs at mini warehouse units on Plank Rd.\(Ald. Hendricks\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result

	The temporary signs have been removed and the permits have been taken out for permanent signage.
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C. [CDD Keil - Electronic message center and other sign at Solea Mexican Grill \(Ald. Hendricks\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The temporary sign has been removed. Staff has observed the electronic message center and it is being operated in compliance with the City code.			

D. [CDD Keil - History of permanent and temporary sign placement at Badger Ice Cream \(Ald. Hendricks\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	A permit for the permanent sign was issued in 2005 and was later found to be located too close to the street right of way. Staff is working with the new owner/operator to address setback violations. The temporary sign has been removed from the front yard.			

E. [CDD Keil - Temporary sign at Watters Plumbing \(Ald. Hendricks\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	A notice was sent to the owner advising them the portable sign is in violation of the sign ordinance. Owner did call and inform staff the sign will be removed. Staff sent out 12 other notices to business in the area informing them of sign violations.			

F. [CDD Keil- Issues with retention pond on Oneida Street \(Ald. Chase\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Storm water management is required. This pond is designed to have water in it all the time. The amount and type of algae and other vegetation present may change over time. The litter in and around the pond has been removed.			

G. [CDD Keil - Status of Shops at Waverly Strip Mall on Oneida St. \(Ald. Chase\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The listing realtor has informed the City that the property is still owned by Hall Development and they are still marketing the properties for lease. Currently they have no signed leases.			

H. [CDD Keil - Update on residents concerns at Province Terrace \(Ald. Taylor\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Atty. Richard Carlson has been reviewing the City's current ordinance and zoning codes to see if we they are in-line with other municipalities. He has completed his			

review and will be meeting with staff to make some recommendations. A special workshop will be scheduled with the Council to discuss Atty. Carlson's findings. Staff has also been meeting with residents to discuss their concerns.

I. [PWD Radtke - South side \(Alcan Property\) of River St. \(Ald. Wisneski\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Alcan will be completing the parking lot and landscaping of this area by second or third quarter of 2007.			

J. [PC Stanke - Status/Satisfaction of Police Department cleaning company \(Ald. Wisneski\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Lt. Brunn reported they are very satisfied with the new cleaning service they contracted with at the beginning of the year. They have no complaints from employees.			

K. [Comp. Stoffel - Status of franchise fees for Cable TV \(Receipt of Negative lump sum payment\) and potential audio-visual upgrade. \(Ald. Wisneski\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The City received a lump sum payment of \$62,300 from Time Warner Cable in Jan. 2007. As directed by the Council, half of the amount was set aside to provide services to cable subscribers. Staff has been working with the vendor on the recent audio problems and they think they have it resolved.			

L. [Comp. Stoffel - Explanation of Delinquent Taxes, Headwaters Condominium, 515 Broad St. \(Ald. Pack\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The City is not out the amount due for delinquent taxes as the County reimburses the City. After July 31 of each year, the City submits a list of delinquent property taxes to the County, the County reimburses the City and the County is then responsible to collect the unpaid taxes.			
	Next Agenda: Ald. Wisneski - Alcan property on south side of River Street. Ald. Hendricks - 1. Permanent and temporary signs at Badger Ice Cream; 2. Permanent signs at mini warehouse units on Plank Road; 3. Banners at Broad Street Condominium and Senior Living Apartments. Ald. Taylor - 1. Rear facade of buildings on Main Street; 2. Status of elevator at 175 Main Street. Ald. Chase - Residents concerns at Province Terrace. Ald. Eckstein - Status of whitewater park.			

XIII. CITIZEN REPRISE (People from the gallery to be heard; only pertaining to matters on the agenda - five (5) minute time limit for each person)

A. [Public Comments on matters pertaining to the agenda](#)

Motions

Motion

Type	Motion Text	Made By	Seconded By	Motion Result
	A. Ken Kubiak, 1214 Fieldview. Workshop for zoning should be held when all can attend.			
	B. Mary Nebel, 713 First Street. Issues with sale of 535 First Street to Habitat to Humanity.			

XIV. ADJOURNMENT

A. [Adjournment](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Move	to adjourn at 9:37p.m.	Alderman Pack	Alderman Eckstein	Passed
	Motion carried on voice vote.			
	Respectfully submitted by Deborah A. Galeazzi, City Clerk			

CITY OF MENASHA
Administration Committee
140 Main Street, 3rd Floor Council Chambers
May 7, 2007

MINUTES DRAFT

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I. CALL TO ORDER

A. [Call to Order](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Meeting called to order by Chariman Wisneski at 5:15 p.m.			

II. ROLL CALL/EXCUSED ABSENCES

A. [Roll Call](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	PRESENT: Ald. Taylor, Wisneski, Pack, Hendricks, Eckstein, Michalkiewicz, Chase, Merkes.			
	ALSO PRESENT: Mayor Laux, CA/HRD Brandt, PC Stanke, DPW Radtke, CDD Keil, C/T Stoffel, MUGM Young, Clerk Galeazzi, and the Press.			

III. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [Administration Committee, 4/17/07](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Administration Committee minutes, 4/17/07	Alderman Michalkiewicz	Alderman Eckstein	Passed
	Motion carried on voice vote.			

B. [New Administration Committee, 4/17/07](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	New Administration Committee minutes, 4/17/07	Alderman Michalkiewicz	Alderman Eckstein	Passed
	Motion carried on voice vote.			

IV. DISCUSSION

A. [Update on Steam Utility Project and Water Treatment Plant Project \(Discussion Only\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	MUGM Doug Young reported on Steam Utility Project: Steam and electric utilities are running smoothly. They are addressing the issue of high moisture in the coal. They have contacted the coal supplier for a credit. He explained the latest financial detail report. They are moving ahead on the capital projects. The noise abatement problem is getting closer to being resolved. Staff is working with the vendor for an acoustic covering. Sargent & Lundy will be visiting the plant this week to do a walking tour and face-to-face interviews. A PRB expert has been hired to review the coal receiving area. PRB coal is a drier coal, so the economics should improve. A meeting with RBC Capital is schedule to discuss the September bond hearing.			
	CA/HRD Brandt reported that an arbitration date with PCI has been set for June, 2008.			
	Water Treatment Plant: Trusses are in the building, sides are up, roofing is going on, foundation is in place for the silo, wiring and electrical work is underway. Staff is working on the control system transition. Broad Street in front of the plant will be closed to traffic periodically as they make connections. Hope to have all connections completed by July 4 to open the street to traffic. Control system module cabinets are being moved out of the MCC room to the operations floor closer to the equipment. Completion date for the project should be Sept/Oct.			

B. [License \(6-month\): Class “B” application of Menasha Athletic Assn. \(Macs\) to sell fermented malt beverages, Koslo Park Concession, May 8, 2007-Oct. 31, 2007, Dave Romnek, Agent.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	No questions or discussion.			

C. [License \(6-month\): Class “B” application of Menasha Twins Baseball \(Legion Team\) to sell fermented malt beverages, Koslo Park Concession, May 8, 2007-Oct. 31, 2007, Debbie Chew, Agent.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	No questions or discussion.			

D. [Accept quote of The Post-Crescent as the official city newspaper, May 2007-May 2008.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	No questions or discussion.			

E. [Disposal of Surplus Cell Phones.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	No questions or discussion.			

F. [Offer to Purchase from Habitat for Humanity of the Greater Fox Cities Area for 535 First Street.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	CDD Keil explained this property was purchased from Winnebago County for approximately \$16,800. The City will create a mortgage for the cost of the purchase of the property and the cost to clean up the site. This mortgage will be repaid by the new owners of the Habitat home. Tax base will be on finished project. Habitat designs homes for each individual family needs. Staff will be meeting with the director of Habitat this week to review the design.			

G. [O-7-07 - An Ordinance Relating to Dwellings for Watchmen.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	CDD Keil explained dwellings for watchmen are currently allowed in I-2 (light industrial), this ordinance would allow dwellings for watchmen in areas zoned I-1 (heavy industrial). The dwelling unit would be limited to employees of the entity owning or conducting operations on the site.			
	Discussion ensued on how this ordinance would be enforced.			

H. [R-10-07 - Resolution Continuing Appropriations.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	No questions or discussion.			

I. [R-11-07 - Resolution Transferring/Appropriating Funds.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	C/T Stoffel explained this resolution is to transfer funds to cover 2006 budget overdrafts and to appropriate revenues received but not budgeted.			

J. [Accounts payable and payroll for 4-19-07/5-3-07 for the amount of \\$1,738,052.97.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Ck. #012174-Martenson and Eisele-\$2,917.00 - out of scope fee for work done on Province Link. Ck. #012365-Laurel's Creations-\$100.00 - uniform dress shirts for Police Lt. Ck. #012170 and 012299-Larsen Engineering - foundation investigation survey work. Ck. #012204-Thomas Stoffel-\$25.00 - new council social reimbursement. Ck. #012388-Two Rivers Senior Center-\$144.50 - spring concert tickets for Senior Center.			

V. ADJOURNMENT

A. [Adjournment](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Move	to adjourn at 6:15p.m.	Alderman Michalkiewicz	Alderman Taylor	Passed
	Motion carried on voice vote.			

Respectfully submitted by Deborah A. Galeazzi, City Clerk

CITY OF MENASHA
Board of Public Works
Third Floor Council Chambers, 140 Main Street, Menasha
May 7, 2007

MINUTES DRAFT

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I. CALL TO ORDER

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Meeting called to order by Chairman Pack at 6:15p.m			

II. ROLL CALL/EXCUSED ABSENCES

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	PRESENT: Ald. Taylor, Wisneski, Pack, Hendricks, Eckstein, Michalkiewicz, Chase, Merkes.			
	ALSO PRESENT: Mayor Laux, CA/HRD Brandt, PC Stanke, DPW Radtke, CDD Keil, C/T Stoffel, Clerk Galeazzi and the Press.			

III. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [Board of Public Works, 4/17/07](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Board of Public Works Minutes, 4/17/07	Alderman Taylor	Alderman Eckstein	Passed
	Motion carried on voice vote.			

B. [New Board of Public Works, 4/17/07](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	New Board of Public Works Minutes, 4/17/07	Alderman Wisneski	Alderman Hendricks	Passed
	Motion carried on voice vote.			

IV. DISCUSSION

A. [O-8-07 - An Ordinance Relating to City of Menasha Sidwalk Policy](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	CA/HRD Brandt explained this ordinance is clearing up some wording of the sidewalk policy. The way this new ordinance is worded is the way staff has been enforcing the sidewalk policy. With the passing of this ordinance, nothing would change in the procedure of the sidewalk policy.			
	Discussion ensued on rewriting the entire sidewalk policy. Pedestrian safety is a concern.			
	6:45p.m. - Recessed for Public Hearing. 6:46p.m. - Reconvened.			
Move	To refer to Plan Commission	Alderman Merkes	Alderman Hendricks	Failed
	Discussion ensued on referring to Plan Commission.			
	Mayor Laux - Point of Order - getting off topic. Chairman Pack - Point of Order Accepted - need to keep on topic.			
	Motion failed on roll call 3-5. Ald. Merkes, Taylor, Hendricks - yes. Ald. Wisneski, Pack, Eckstein, Michalkiewicz, Chase - no.			
	6:50p.m. - Recessed for Public Hearing. 6:53p.m. Reconvened.			
Move	To amend O-8-07 to add Section (j) to read as follows: Except in subdivisions currently under construction, streets without sidewalks as of the effective date of this ordinance shall not be required to have sidewalks installed pursuant to the terms of Sec. 6-6-2.	Alderman Pack		Died for lack of Second
	6:55p.m. - Recessed for Public Hearing. 7:01p.m. Reconvened.			

B. [Payment - Cover-All of Wisconsin, LLC; Road Salt Storage Facility; Contract Unit No. 2006-09; \\$16,658.26 \(Payment No. 3 & Final\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	DPW Radtke explained this is for the salt storage unit located behind the Public Works Facility. The life expectancy on this material is approx. 25 years.			

C. [Approval of Relocation Order for WisDOT Third Street \(STH 114\) Reconstruction Project](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	DPW Radtke explained the relocation order is necessary to cover eminent domain or condemnation.			

D. [Authorization to Enter into Agreement for Real Estate Services for Third Street Reconstruction Project with OMNNI Associates in the amount of \\$5,300](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	DPW Radtke explained proposals were received from OMNNI Associates, EarthTech, Martenson and Eisele, G.J. Miesbauer Associates and Moss and			

Associates.

E. [Request for Calumet County Participation in Seeking Improvements at the intersection of Manitowoc Road and Lake Park Road \(CTH LP\) \(Ald. Taylor\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	DPW Radtke explained the WisDOT Highway Safety Improvement Program that is available to improve dangerous intersection. Calumet County or Town of Harrison should be the responsible party to apply for this grant since the dangerous part of Lake Park Road intersection is in their jurisdiction.			
	Discussion ensued on asking Calumet County and Town of Harrison if they are interested in applying for the grant.			

V. ADJOURNMENT

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Move	to adjourn at 7:27p.m.	Alderman Taylor	Alderman Eckstein	Passed
	Motion carried on voice vote.			
	Respectfully submitted by Deborah A. Galeazzi, City Clerk			

CITY OF MENASHA
PUBLIC HEARING
Council Chambers, 3rd Floor
140 Main Street, Menasha
May 7, 2007
MINUTES

- I. Public Hearing called to order by Mayor Laux at 6:45 p.m.
Present: Ald. Taylor, Wisneski, Pack, Hendricks, Eckstein Michalkiewicz, Chase, Merkes
Also Present: Mayor Laux, CA/HRD Brandt, PC Stanke, DPW Radtke, CDD Keil, C/T Stoffel,
Clerk Galeazzi and the Press.

Special Use Permit, Mount Tabor Center, 522 Second Street

People Speaking: No one.

People Signing: No one.

- II. Mayor Laux called the hearing to a close at 6:46 p.m.

Deborah A. Galeazzi
City Clerk

CITY OF MENASHA
PUBLIC HEARING
Council Chambers, 3rd Floor
140 Main Street, Menasha
May 7, 2007
MINUTES

- I. Public Hearing called to order by Mayor Laux at 6:50 p.m.
Present: Ald. Taylor, Wisneski, Pack, Hendricks, Eckstein Michalkiewicz, Chase, Merkes
Also Present: Mayor Laux, CA/HRD Brandt, PC Stanke, DPW Radtke, CDD Keil, C/T Stoffel,
Clerk Galeazzi and the Press.

Proposed Ordinance Relating to Dwellings for Watchmen (O-7-07)

People Speaking:

1. Joel Johnson, owner of Mini-Max Storage Units. Support allowing dwellings for watchmen for property zoned I-1 (Heavy Industrial).

People Signing: No one

- II. Mayor Laux called the hearing to a close at 6:53 p.m.

Deborah A. Galeazzi
City Clerk

CITY OF MENASHA
PUBLIC HEARING
Council Chambers, 3rd Floor
140 Main Street, Menasha
May 7, 2007
MINUTES

- I. Public Hearing called to order by Mayor Laux at 6:55 p.m.
Present: Ald. Taylor, Wisneski, Pack, Hendricks, Eckstein Michalkiewicz, Chase, Merkes
Also Present: Mayor Laux, CA/HRD Brandt, PC Stanke, DPW Radtke, CDD Keil, C/T Stoffel,
Clerk Galeazzi and the Press.

Special Use Permit, John Vanderweilen, 1429 Province Terrace.

People Speaking:

1. Jerry Wittman, 1290 Fieldview. Support Special Use Permit, add condition that if Building is sold and not used for CBRF, permit be pulled.
2. Ruby Williquette, 1242 Fieldview. Support Special Use Permit as long as it stays CBRF.
3. Roxann Reeves, Administration of CBRF. They will be State Certified and follow regulations.
4. John Vanderweilen, 1727 Midway Road. Will verify that it will be a CBRF.

People Signing: No one.

- II. Mayor Laux called the hearing to a close at 7:01 p.m.

Deborah A. Galeazzi
City Clerk

CITY OF MENASHA
Board of Health
Health Department Conference Room
April 11, 2007

MINUTES

☐ [Back](#) ☐ [Print](#)

I. CALL TO ORDER

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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	Meeting called to order by Chairman C. Rusin at 8:19 AM. Members present: Candyce Rusin, Dorothy Jankowski, Lori Asmus, and Susan Nett. Members excused: Dr. Teresa Shoberg.			

II. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [Minutes to Approve 3-14-2007](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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Approve	minutes from March 14, 2007 meeting	Dorothy Jankowski	Lori Asmus	Passed

III. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS

A. [Aging Services Grant](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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	S. Nett informed board members that the application for funding for the 60+ program for 2008 was submitted. This grant provides the funds for the older adult health screening program.			

B. [Bridges Out of Poverty Training](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Bridges out of Poverty training is scheduled for April 24th from 8 to noon. C. Rusin and D. Jankowski both indicated they would like to be registered for this training. C. Rusin suggested an invitation be extended to the aldermen. S. Nett will send a written invite to the aldermen.			

C. [February 2007 Monthly Communicable Disease Report](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The February 2007 monthly communicable disease report was distributed and reviewed by board members.			

D. [NIMS Compliance Update](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	All of the health department and senior center staff should be NIMS compliant by the end of 2007 unless new requirements are added.			

E. [Safety Program](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	S. Nett informed board members that she has proposed having the oversight for the city safety program in the health department provided one of the part time PHNs can work an additional 7.5 hours a week to assist with the management of the program. The information is going to the common council at next week's meeting.			

F. [Special Populations Workgroup Update](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The Special Populations workgroup continues to meet. The group is now ready to review the special considerations that are needed for each of the identified vulnerable groups to receive public health emergency messages.			

G. [TFAH Pandemic Recession Report](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The TFAH pandemic recession report was handed out to board members for their review.			

H. [Vaccinators Requirement During Emergency](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	S. Nett discussed with board members requirements of vaccinators during an emergency. Currently only licensed health personnel can administer vaccines. Non-health care personnel can be trained to do so but only if there will be an MD onsite when the vaccine is administered. The state is working on a solution for this so in the event of needing to open a mass clinic, there will be enough staff available to administer the necessary vaccines.			

I. [Volunteer Recruitment Update](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	S. Nett is in the process of meeting with school staff in their respective buildings to recruit volunteers for use during emergencies. Board members will be kept updated on the progress.			

IV. ACTION ITEMS

A. 2007 Community Health Survey-Additional Questions

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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	Mark Huber of Aurora requested that 5 additional questions be chosen for the community health survey they will be doing for the City of Menasha. Board members were given optional questions to choose from. After discussion, board members requested additional time to review the questions. Each member is to let S. Nett know which questions they would like to see on the survey. S. Nett will tally the results and present the options at the next BOH meeting.			
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B. Proposed Fees for 2007 Licensing Period for Tattoo Parlor/Body Piercing Establishments, DHFS Agent of the State, Non-Profit Temorary Restaurant, DTACP Agent of the State.

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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Approve	proposed DATCP Agent of the State Fees for the licensing period July 1, 2007 to June 30, 2008 and submit to the common council for their approval.	Dorothy Jankowski	Lori Asmus	Passed
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	Chairman C. Rusin questioned how the proposed fees compared to other health departments in the area. S. Nett did not have the exact fees for the other departments but stated she knew the current fees were comparable and that we had been lower in some of the categories. S. Nett related all of the agent health departments were in the process of reviewing their fees as the new licensing period begins July 1, 2007 and most departments mail out the renewal applications in May. The proposed fees are calculated at a 5% increase and cover our costs to provide these inspections. S. Nett reminded board members that according to our contract with the state, we are able to set our own fees but those fees cannot exceed our costs to provide the service.			
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Approve	DHFS Agent of the State fees for the licensing period July 1, 2007 to June 30, 2008 and submit to the common council for their approval.	Lori Asmus	Dorothy Jankowski	Passed
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	Chairman C. Rusin asked if the current or proposed fees for this group of fees was comparable to the other health departments in the area. S. Nett's response was yes they are comparable to the current fees but she didn't know about the proposed fees as the other departments were also in the process of reviewing their fees for the next licensing period. Again, S. Nett indicated our fees were very close in the food categories and had been lower in the swimming pool category. S. Nett explained			
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that these fees cover all of our costs associated with this program and again as part of our agent agreement the health department can set their own fees but those fees can not exceed the program costs. The proposed fees represent a 5% increase from the last licensing period. Chairman C. Rusin asked for an explanation of how these fees were originally determined. S. Nett explained that when this program first started the following factors were used to determine the fee for each category: Amount of time to do the inspection, the number of inspections expected to be completed for the year, the complexity of the establishment, the number of educational presentations to establishment owners and employees, program supplies (thermometers, pool testing kit etc.), lights, heat, mileage, staff inservice and required certifications, and complaint follow-ups. These were the predominant factors.

Approve	Tattoo Parlor/Body Piercing Establishments Fees for the licensing period July 1, 2007 to June 30, 2008 and submit to the common council for their approval.	Dorothy Jankowski	Lori Asmus	Passed
	S. Nett explained the licensing of tattoo/body piercing establishments. The health department licenses the establishment. The state licenses the tattooist and body piercer. These are complex establishments to inspect because of the nature of the work that happens in these establishments and the risk to the public of significant health concerns if an establishment does not follow safe practices.			
Approve	Non-Profit Temporary Restaurant fees for the licensing period 1-1-2007 to 12-31-2008 and submit to the common council for their approval.	Lori Asmus	Dorothy Jankowski	Passed
	This seasonal permit is valid for three events in one calendar year. The proposed fees include a two tier permitting system. If the requesting group completes prerequisite training the fee is \$25 and no inspection will be made. If the requesting group does not complete the prerequisite training, a higher fee will be charged and an inspection will be conducted which will include training onsite. L. Asmus questioned why the proposed fee of \$40 for the group which doesn't complete the prerequisite training. Why not double the fee? Discussion continued among the board members about leaving the fee at \$40 or doubling it. A motion was made by L. Asmus and seconded by D. Jankowski to change the health department's proposed fee for the permit without the prerequisite training from \$40 to \$50. Motion carried. L. Asmus then made the motion to recommend the proposed fees to the common council for approval.			
	All of the permit categories include a penalty fee for operating without a valid permit.			



V. HELD OVER BUSINESS

A. -

VI. ADJOURNMENT

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	to adourn at 9:05 AM	Lori Asmus	Dorothy Jankowski	Passed
	Submitted by Susan Nett RN MPA			

CITY OF MENASHA
Board of Appeals
Council Chambers, 3rd Floor, 140 Main Street, Menasha
February 13, 2007

MINUTES

☐ [Back](#) ☐ [Print](#)

I. CALL TO ORDER

A. [Call to Order](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Meeting called to order by Chairman Omachinski at 2:00 p.m.			

II. ROLL CALL/EXCUSED ABSENCES

A. [Roll Call](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	PRESENT: Commissioners Sanders, Klein, Koslowski, Zore, Omachinski			
	ALSO PRESENT: CA/HRD Brandt, CDD Keil, Clerk Galeazzi, Dick Heindl, Jerri Heindl, Eduardo Sanchez, Michael Hays.			

III. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [Minutes of July 10, 2006](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Minutes of July 10, 2006	Comm Sanders	Comm Klein	Passed
	Motion carried on roll call 5-0.			

B. [Minutes of January 29, 2007](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Minutes of January 29, 2007 as read	Comm Zore	Comm Klein	Passed
	Motion carried on voice vote.			

IV. ACTION ITEMS

A. [Request for Variance from Solea Mexican Grill, 705 Appleton Road, Menasha](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	CA/HRD Brandt swore in those who wished to speak: CDD Greg Keil, Eduardo Sanchez, Michael Haze, Dick Heindl and Jerri Heindl.			
	Clerk Galeazzi reported notices of the meeting were sent out to property owners within 200 feet of the subject property. She received one phone call from Dick Heindl objecting to approving the variance.			
	CDD Keil explained staff discussed other options with the owners. The height of the proposed sign would be less than the existing display. The current location of the sign is the best spot. To construct a monument sign on the premise would result in the loss of parking spots, vision issues and blocking of driveways.			
	Michael Haze, Signtronix Sign Co., spoke. They are aware of the City's ordinance for LED message center signs. They will be compiling with the ordinance.			
	Eduardo Sanchez, owner of Solea Mexican Grill, spoke. The new sign will enhance the property. Moving the sign to a different location of the parking lot would cause them to lose parking spots; only have 11 parking spots.			
	Dick and Jerri Heindl, 652 Manitowoc Street. They were under the impression the sign would be on corner of 7th and Manitowoc, the building is too close to the corner to allow for a sign. They asked to see the plans. Plans showed the sign is on the corner of 7th and Appleton Road. The Heindls had no objection to the sign on that corner.			
Move	to grant variance, as the sign does not interfere with vision control and it blends in with the area.	Comm Sanders	Comm Zore	Passed
	Motion carried on roll call 5-0.			

V. ADJOURNMENT

A. [Adjournment](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Move	To adjourn at 2:35 p.m.	Comm Sanders	Comm Zore	Passed
	Motion carried on voice vote.			
	Respectfully submitted by Deborah A. Galeazzi, City Clerk.			

CITY OF MENASHA
Plan Commission
Council Chambers, 3rd Floor City Hall - 140 Main Street, Menasha
May 15, 2007

MINUTES DRAFT

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I. CALL TO ORDER

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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	The meeting was called to order at 3:30 p.m. by Mayor Joseph Laux.			
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II. ROLL CALL/EXCUSED ABSENCES

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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	PLAN COMMISSION MEMBERS PRESENT: Mayor Laux, DPW Radtke, Alderman Merkes, and Commissioners Dick Sturm, Catherine Cruickshank, Dave Schmidt, and Norm Sanders. OTHERS PRESENT: CDD Keil, AP Beckendorf, Lonnie Pichler, Kip Golden, and Gary Laeyendecker.			
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III. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [May 1, 2007 Plan Commission Meeting Minutes](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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Approve	Approve the May 1, 2007 Plan Commission meeting minutes.	Comm Sanders	Comm Schmidt	Passed
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IV. ACTION ITEMS

A. [Certified Survey Map - Chute Street - Germania - 320 and 336 Chute Street](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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Approve	Motion to recommend approval of the Certified Survey Map for 330 and 336	Comm	Alderman	Passed
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	Chute Street.	Sturm	Merkes	
	CDD Keil explained the circumstances leading to the proposed CSM. Discussion: • Driveway access • Off-street parking requirements • Adequate space for parking • Providing access for Lot 2 • Site Plan review • Dumpster enclosure.			

B. [Special Use Permit - Mt. Tabor Center - 522 Second Street](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Recommend approval of the Special Use Permit for Mt. Tabor Center at 522 Second Street.	Comm Sturm	Comm Sanders	Passed
	AP Beckendorf reviewed the proposal. Discussion: • Transitional area requirements • Setbacks, and dumpster enclosure.			

C. [Special Use Permit - CBRF - 1429 Province Terrace](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Recommend approval of the proposed CBRF with the following conditions in conformance with 13-1-11(c): 1. The CBRF shall be limited to serving people of advanced age, persons with dementia, developmental disabilities, traumatic brain injury, AIDS, pregnant women needing counseling and/or the terminally ill. 2. The transitional area shall contain a minimum of 8 canopy trees, 12 understory trees, and 20 shrubs.			
	CDD Keil reviewed the proposal. Discussion: • Transitional area landscaping			

V. ADJOURNMENT

A. [-](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to adjourn at 4:16 p.m.	Comm Schmidt	Comm Sanders	Passed

DRAFT

CITY OF MENASHA
Parks and Recreation Board
Council Chambers, 3rd Floor City Hall - 140 Main Street, Menasha
 April 9, 2007

MINUTES

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I. CALL TO ORDER

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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Meeting was called to order by Vice-Chair T. Konetzke at 6:05 p.m.

II. ROLL CALL/EXCUSED ABSENCES

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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Members Present: Tom Konetzke, Ald. Sue Wisneski, Mary Francis, George Korth, Nancy Barker, Ron Suttner.

Members Absent: Dick Sturm (excused)

Others Present: PRD Tungate, PS Huss, Ald. Don Merkes, CPO Jeff Jorgenson

III. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. Mintues of the March 12, 2007 Meeting

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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Approve	Motion to approve the mintues of the March 12, 2007 meeting. Motion carried 6-0.	George Korth	Alderman Wisneski	Passed
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IV. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A.

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
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DRAFT

N. Barker inquired about the new Barker Farm Park identification sign and the Peanut Island cannon.

G. Korth inquired about backfilling along Jefferson Park shorewall, Friendship Trail, South Diamond bleacher repair, boat bumpers at Manitowoc Street landing, summer meeting locations.

V. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS

A. Arbor Day Celebratin - Heckrodt Wetland Reserve Near Prairie Area - Friday, April 27, 2007, 9:30 a.m.

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	PRD Tungate - Arbor Day Celebration - April 27, 2007.			

B. Army Reserve Building Update

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Army Reserve Building update - copy of building lease has not been sent to the Board yet. PRD Tungate was informed by Congressman Petri's aid that the Department of the Army has plans to have the reserve building "settled" by the first quarter of 2010. It was indicated that if the city felt a need to influence the Army's date, that this could possibly be done.			

C. Isle of Valor Groundbreaking - Tuesday, April 10, 2007, 10:00 a.m.- Invitation Attached

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Isle of Valor Groundbreaking - April 10, 2007, 10:00 a.m. behind the Memorial Building.			

D. Park Project Update

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	PS Huss and COP Jorgenson gave a PowerPoint presentation on vandalism in city parks. The level of graffiti in city parks has gotten worse over the past 10 months. Virtually every park area has experienced it. The East Side Kings and South Side Jokers appear to be at the root of the problem. Other cities in the area have reported an increase in graffiti as well. PS Huss is looking into products that could be applied to surfaces to make it easier to clean off paint. Some thoughts on improving the situation included: passing an ordinance banning tagging equipment, not selling spray paint to people under 18 and encouraging neighbors to report suspicious behavior.			

E. Pool Study Report being Prepared for Common Council

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Pool Study Report – PRD Tungate will attempt to contact Aquatica so that a final report can be completed by early May.			

DRAFT

VI. DISCUSSION

A. Town of Neenah Dog Park - Nancy Barker

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	N. Barker will continue trying to bring information forward on the topic of a dog park in the Town of Neenah.			

B. New Neighborhood Park, Rentention Pond

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	New Neighborhood Park – Jim Bodway has received a copy of the City's proposed park plan. It was suggested that an update letter be sent to the neighborhood so residents know that the park plans are still in the works.			

C. 2007-2011 Open Space and Recreational Facilities Plan - Draft

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	2007-2011 Open Space Plan – a rough draft was reviewed by the Board. There was a lot of information to digest. It appeared that it would take several meetings for the Board to make a recommendation to the Plan Commission.			

VII. ACTION ITEMS

A. -

B. Proposed Expanded Telecommunication Facility - Ninth Street Boat Launch - Recommendation to Plan Commission

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Other	Motion to table the proposal to expand a telecommunication facility at the Ninth Street boat landing brought forth by the Community Development Department. Motion carried 5-1.	Alderman Wisneski	Nancy Barker	Passed

VIII. ADJOURNMENT

A. -

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Other	Motion to adjourn at 7:50 p.m. Motion passed 6-0.	Alderman Wisneski	Nancy Barker	Passed

DRAFT

D R A F T

MINUTES OF REGULAR MEETING

ELISHA D. SMITH PUBLIC LIBRARY TRUSTEES

May 15, 2007

Call to order and roll call at 4:02 p.m. by President O'Brien

Present: LaFaive, O'Brien, Stanke

Absent: Butler, Eckstein, Englebert, Foth, Fuchs

Also present: Director Saecker, M. Loch-Wouters (Head of Children's Services), K. Seefeldt (Administrative Assistant)

Per State Statute 43.54(1)(e), members present voted to continue the meeting with a lack of majority quorum.

Authorization of Bills

1. Motion to authorize payment of May list of bills from the 2007 budget by LaFaive, seconded by Stanke, and carried unanimously.

Consent Business

2. Approve minutes from the Library Board meeting of April 17, 2007.
3. Approve minutes of the Building & Grounds Committee meeting of May 8, 2007.

Motion

Motion to approve minutes from the Library Board meeting of April 17, 2007 and the Building & Grounds Committee meeting of May 8, 2007 by LaFaive, seconded by Stanke, and carried unanimously.

Director's Report/Information Items

4. Statistics. The library lent 36,640 items in April – a 7.5% increase over April '06. Book lending was up 10.3 % in the Adult Department and 6.7% in the Children's Department.
5. Signage. We received a quotation from Orde Sign, which included the cost of the sign and the cost of the electronic message center component. Considering that the message center accounts for two-thirds of the \$20,000+ cost of the sign, the committee decided to proceed with plans for a lighted sign without the component. The sign will be constructed so that if we choose to raise funds for the message center in the future, that component may be added without much difficulty. LaFaive still favors having a message board, and asked the committee to consider the option of installing one that is manually operated. This will be included for discussion at the next Committee meeting.
6. New Website. Our new website is nearly complete. Dir. Saecker encouraged Board members to check it out, in particular the children's and teens' sections. We will begin using the new site in June, with a soft debut in mid-May. LaFaive stated that he had recently visited the new website and noted that it was very well done.
7. Fox Valley Library Council. Dir. Saecker is now President-Elect of the Fox Valley Library Council. This Council supports public, academic and school libraries in the Fox Valley and in all of Winnefox's service areas.

Discussion/Action Items

8. Adult Services Department Head. The position has been offered to Joe Bongers, who currently works in the Reference Department at Neenah Public Library. Dir. Saecker recommended that he start at Salary Step 5 on the Librarian III Supervisor scale and that he receive a vacation bump in 2008 to the five-year service level of 3 weeks. He is scheduled to receive a 1.5% cost of living adjustment on September 1 along with other eligible library employees.

Motion

Motion to approve hiring Joe Bongers as Adult Services Department Head starting at Salary Step 5 of the Librarian III scale with an increase to 3 weeks vacation in 2008 by LaFaive, seconded by Stanke, and carried unanimously.

9. Act 150 and Act 420. Relative to Act 420, an agreement has been reached to not bill Outagamie Waupaca Library System for their usage as long as they do not bill libraries in Winnebago County. This decision allows us to continue to operate under the existing agreement we have with that library system.

Motion

Motion to continue supporting the existing usage agreement between Outagamie Waupaca Library System and Winnebago County by Stanke, seconded by LaFaive, and carried unanimously.

Calumet County has requested that we provide a bill to them to meet the requirements of Act 150 for costs incurred by rural county residents who have checked out items from our library. They have also asked that we phase in the new rates over a 3-year period. Until now, Calumet County has been paying us 35% of the actual costs. Act 150 requires that we be paid a minimum of 70%. Dir. Saecker presented the following three-year repayment plan for the Board's consideration: 2008 (50%) \$49,970, 2009 (60%) \$59,964 and 2010 (70%) \$69,958. Discussion ensued.

Motion

Motion to approve billing Calumet County using the three-year plan as presented with the understanding that it may be amended in further negotiations by Stanke, seconded by LaFaive, and carried unanimously.

10. NOVUS – Online Agenda & Minutes System. The City is using NOVUS software to prepare agendas and minutes. The system has proven to be complicated and time-consuming. The platform that we are using for our new library website allows the entire site to be keyword searchable. This gives patrons and community residents the ability to search our minutes and agendas and to view them in their entirety with ease. Dir. Saecker recommended that we continue to use our website rather than NOVUS to make minutes and agendas readily available to the public

Motion

Motion to approve using the library's website rather than NOVUS to make minutes and agendas available to the public by LaFaive, seconded by Stanke, and carried unanimously.

11. Library Hours. Dir. Saecker has reviewed our usage patterns over the past few months. Circulation is fairly evenly spread out over the course of the day, except for the early morning period of 8:30-9:00 a.m. which tends to be low. Dir. Saecker believes it would not be prudent to consider restoring Sunday hours unless funding cuts which eliminated those hours are restored. She also noted that our library closes earlier on Fridays than others in our library system. We may want to consider implementing a change that would

allow us to remain open until 6:00 p.m. on that day. She recommended that the Long Range Planning Committee address the issue of library hours.

12. Board/Staff Social. In previous years, library staff were given an opportunity to get to know our Board members by means of a social gathering at a local restaurant. Appetizers were provided courtesy of the library. Dir. Saecker would like to start that tradition again, perhaps gathering one evening on the deck at Naut's Landing. This will be brought up for discussion at the July meeting when new Board members are present.

Adjournment

Motion to adjourn the meeting at 4:39 p.m. by LaFaive, seconded by Stanke, and carried unanimously.

Future meeting dates

The next regular Board meeting will be held in the Gegan Room on June 19, at 4:00 p.m.

Respectfully submitted,

Kris Seefeldt, Recording Secretary

NEENAH-MENASHA SEWERAGE COMMISSION

Regular Meeting

Tuesday April 24, 2007

Meeting called to order by Commission President W. Zelinski at 8:00 a.m.

Present: Commissioners R. Zielinski, J. Jurgenson, W. Zelinski, K. Bauer, G. Cowling, W. Helein, D. Youngquist; Manager Much, Accountant Voigt.

Also Present: Mike Sambs (Waverly S.D.), Chad Olsen (McMahon Associates), Paul Much.

Motion made by Commissioner R. Zielinski, seconded by Commissioner W. Helein to approve the minutes of the Regular Meeting of March 27, 2007. Motion carried unanimously.

Correspondence

There was no correspondence.

Budget, Finance, Personnel

Accountant Voigt presented to the Commission the unaudited financial statements for March 2007. The year-to-date plant operating income is reported to be about \$3,600 below budget estimates while plant operating expenses are currently about \$30,000 above budget estimates. Areas of expenses currently running over estimated budget projections for the 1st quarter are chemicals, equipment maintenance, plant maintenance items, and lab testing; in particular the \$10,000 spent to analyze the oil being discharged into the sewer system and being received at the treatment plant. After discussion, moved by Commissioner J. Jurgenson, seconded by Commissioner R. Zielinski to accept the unaudited financial statements for the month of March 2007 and place them on file. Motion carried unanimously.

Accountant Voigt presented MCO invoice #11630 in the amount of \$102,288.42 for the month of May 2007. Motion made by Commissioner R. Zielinski, seconded by Commissioner K. Bauer to approve MCO invoice #11630 in the amount of \$102,288.42 for the month of May 2007 and to pay the invoice after May 15. Motion carried unanimously.

Accountant Voigt presented the Accountants Report for the month of March 2007. The rates earned in the Money Market Accounts remained steady; MCO generated \$2,480 in additional income for the Commission; restricted cash balances totaled \$2,492,000 at the end of March. Motion made by Commissioner D. Youngquist, seconded by Commissioner R. Zielinski to accept the Accountants Report for the month of March 2007. Motion carried unanimously.

Accountant Voigt presented the following invoices from McMahon Associates for payment:

#35747	Storm Sewer Site Mapping	\$1,067.25.
#35394	Electrical Distribution Design-Switchgear	\$2,255.11.

Motion made by Commissioner D. Youngquist, seconded by Commissioner K. Bauer to approve for payment invoices #35220 and #35394 to McMahon Associates. Motion carried unanimously.

Operations, Engineering, Planning

Manager Much presented and discussed the operating report for the month of March 2007. More oil was discharged into the sewer system and received at the treatment plant. In this instance it may have been a large discharge due to oil was visible in the clarifier. Fortunately this did not cause the plant to violate our discharge limits. The Commission further discussed this problem; influent testing that was previously performed showed spikes in oil in the Neenah samples. This situation has been discussed with the City of Neenah; they are aware of the problem. Work will continue on trying to locate the person or firm responsible for the discharge of the oil into the sewer system. Manager Much reported that our sludge hauler has not been properly testing the soil as required by the DNR. This situation does not involve only the NMSC but all the clients under contract by the sludge hauler. The DNR is now involved in this matter. All the issues we have with the DNR concerning the sludge program have been resolved except for the soil testing. Plant flows and loadings are up; the plant is operating well even with the oil that has been received. After discussion, motion made by Commissioner R. Zielinski, seconded by Commissioner J. Jurgenson to approve the operating report for the month of March 2007 and to place the report on file. Motion carried unanimously.

Chad Olsen presented and discussed his memorandum on the sludge-to-sludge heat exchanger. The current sludge cooling unit was opened and inspected due to some issues in trying to cool the sludge. Upon inspection, it was found that there was no grease buildup in the pipes. Based on this information it is recommended that Lee's Contracting should install the heat exchanger with the 3-inch and 6-inch pipe design. This design provides a larger annular space that will help prevent plugging in the pipes. Chad reviewed with the Commissioners the process and costs of the project. Based on this point we are at now of why we are looking at installing a sludge-to-sludge heat exchanger. Chad reported the pilot unit should be built in the next couple of weeks.

Accountant Voigt presented a video taken of the Commission owned land between Sixth Street and Ninth Street in Menasha that follows parallel and adjacent to the railroad tracks. After viewing the video and discussions, motion made by Commissioner J. Jurgenson, seconded by Commissioner W. Hele to have Attorney Gunz present at the May meeting to discuss with the Commission issues related to filling in sections of our property that have settled, encroachments on Commission owned land, liability issues and homeowner rights. Motion carried unanimously.

Manager Much reported to the Commission that Waverly Sanitary District and the City of Menasha have signed an agreement for transportation of wastewater between these two communities.

Old Business

Manager Much updated the Commission on the status of the Engine/Genset system. The engine is scheduled to be installed Wednesday.

Ordinance Contract incorporate revisions update. No additional information to report.

Sewer ownership update. No additional information has been received from Menasha.

Electronic DMR submittal. The DMR was submitted successfully with our local DNR engineer present to witness the process.

Future sludge storage and hauling. Manager Much reported he is still researching firms capable of providing this service for the NMSC.

Vouchers

Motion made by Commissioner R. Zielinski, seconded by Commissioner W. Helein, to approve Operating Fund Vouchers #129652 thru #129673 and #129681 thru #129710 in the amount of \$281,420.96 and Payroll Vouchers #129674 thru #129680 in the amount of \$432.91 for the month of March 2007. Motion carried unanimously.

Motion made by Commissioner R. Zielinski, seconded by Commissioner W. Helein to adjourn the meeting. All present voting aye; nays, none. Meeting adjourned at 9:00 a.m.

President

Secretary

THE NEXT REGULAR MEETING IS ON TUESDAY MAY 22ND, 2007.

May 9, 2007

Menasha Common Council
CITY OF MENASHA
140 Main Street
Menasha, WI 54952

To: Council
Fr: Mayor
City staff nor my office
received a copy of this letter.
It has many inaccuracies.

Dear Council Members:

I am writing in regard to the letters included in the past Council Packet from North Star Asset Management and Dr. Vernon Larson, DDS concurring with Community Development Director Greg Kiel on a proposal to convert the former gas station properties located on Racine, Broad and First Streets into a parking lot.

While I have a great deal respect for Dr. Larson, and can empathize with the parking dilemma he and his associates face, it is my personal opinion that the last thing the City of Menasha needs or wants is another surface parking lot as a 'gateway' to the City.

Not only is this the least aesthetically-pleasing alternative for this land use, it is also is the wrong decision to make. To turn this land, which a portion was taken by eminent domain, into a parking lot for use by the Post Office, Library, Headwaters Condominiums, and adjacent office building is not in the best interest of 'public use', as noted below:

- Post Office - The City (taxpayers) should not provide free parking for the Federal Government.
- Library - A lack of parking was one of the main concerns brought forth when plans were being developed for the remodeling of the existing Library, versus relocating the Library to a different location. Both the Library Board and Council endorsed the current location, having full knowledge the site's limitations.
- Headwaters Condominiums - Parking and traffic congestion concerns were raised by the majority of neighboring property owners when this project was first brought forth, including the lack of a construction staging area, snow storage/removal during winter months, and on-site parking for residents and guests. When Bill Paul first purchased the property from Affinity to create a new professional office building, the Community Development Department indicated that the site lacked adequate parking and would need a variance. This 'excuse' was used to support the condominium proposal, even though the condominium footprint would envelop the entire site plus the City-owned terrace, and would necessitate parking 24-hours / 7-days per week; unlike an office building requiring parking during regular business hours - no evenings or weekends. Yet, the voting majority of the Plan Commission and Council overlooked these, among other issues, and endorsed this project.

The current parking dilemma, resulting from the construction of the Headwaters Condominium development, appears to be yet another example of projects favored by the Administration being rushed through -- without proper foresight, planning, or vision for the community as a whole. Unfortunately, it is the residents of the condominiums and adjacent property/business owners who are most negatively impacted.

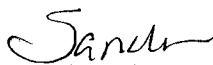
However, to construct another parking lot in order to remedy this particular predicament would only exacerbate parking and traffic problems, while the existing Broad Street parking lot would continue to remain relatively unoccupied.

Parking regulations would need to be established and enforced, some traffic would be inclined to use the parking lot as a 'short-cut' in order to avoid the one-way traffic flow of Broad Street, and traffic exiting the parking lot would increase the probability of accidents on an already busy Racine Street.

Finally, if the City were to endorse this idea, based on the reasoning presented, then the City would set a precedent to provide parking for each and every business within the City limits... including those on the 'other end' of this block of Broad Street - specifically Hank's Bar, The Olde Grog and DeBruin Auto Body. These establishments also lack parking, congest the streets, and create a traffic hazard at the corner of Broad and Appleton Streets. (DeBruin Auto Body actually has no public parking.)

The City of Menasha has an extensive amount of money and land area already invested public parking, not to mention the increased storm water runoff regulations being imposed by the State. To create more of the same is not beneficial to the public, nor the aesthetics of the City of Menasha. While another parking lot may be convenient for a few, a public green space/park would be an environmentally-appropriate conversion of a petroleum contaminated site, and more in keeping with 'public use'.

Sincerely,


Sandra Dabill Taylor
545 Broad Street
Menasha, WI 54952



City of Menasha • Office of the Mayor
Joseph F. Laux, Mayor

May 16, 2007

Alderman Don Merkes
377 Nassau St.
Menasha, WI 54952

Dear Alderman Merkes:

At the last Common Council meeting you indicated a strong desire to spend money on sidewalks and pedestrian walkways. Some of your comments implied that the City of Menasha may not have a pedestrian plan.

The City of Menasha adopted a bike plan in 2001 and it is being revised.

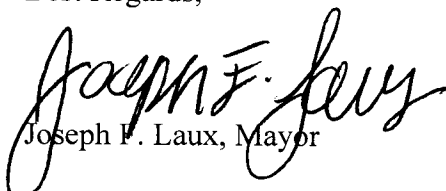
During the discussion you indicated that more study was needed regarding the sidewalk policy for Menasha. You further indicated that if the council adopted the changes as proposed in O-8-07 that needed discourse would "vanish" from the council.

Based on your comments from the council meeting regarding sidewalks, I am asking that you chair an ad hoc committee for a more comprehensive sidewalk policy for Menasha. This will ensure that this topic will not vanish from public discourse.

Please provide me with a list of names and resumes for people who would be willing to serve on such a committee. When you have provided me this list, I will recommend the committee for approval by the Common Council.

Again, I am urging that the Common Council adopt the language changes to the sidewalk policy as I have proposed in O-8-07. These changes will reflect how we have interpreted the sidewalk policy since 1989.

Best Regards,



Joseph F. Laux, Mayor

Cc: Common Council



City of Menasha • Office of the Mayor
Joseph F. Laux, Mayor

May 16, 2007

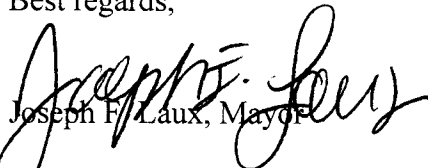
Alderman James Taylor
340 Broad St.
Menasha, WI 54952

Dear Alderman Taylor:

At the last Common Council meeting you indicated a strong desire to spend money on a dog park for the City of Menasha. As you know, we have reviewed a number of opportunities to have a dog park in Menasha.

Based on your comments from the Council meeting, I am asking that you chair an ad hoc committee for a dog park in the City of Menasha. Please provide me with a list of names and resumes for people who would be willing to serve on such a committee. When you have provided me this list with resumes, I will recommend the committee for approval by the Common Council.

Best regards,



Joseph F. Laux, Mayor

CC: Common Council



City of Menasha • Office of the Mayor
Joseph F. Laux, Mayor

May 17, 2007

Alderman James Taylor
340 Broad St.
Menasha, WI

Dear Alderman Taylor:

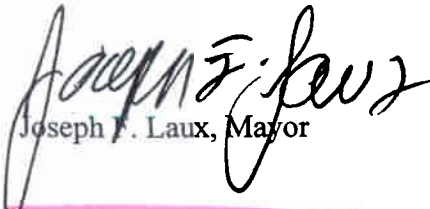
On May 15, 2007 you called my office and complained that a vehicle was for sale on city property at 540 Broad Street.

In your opinion, the vehicle was parked on city owned property illegally.

Based on my observation, a vehicle was parked on city right of way (i.e. the street right of way). I am unaware of an ordinance that prohibits vehicles from parking on the city right of way in that location.

Please clarify the violation that you are complaining about.

Best regards,



Joseph F. Laux, Mayor

CC: Common Council

Dennis De Bruin, 540 Broad Street



Spring, 2007

WORDS

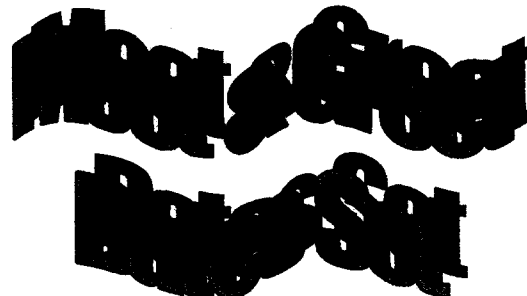
News from YOUR City Council

Authorized and Paid for by Susan M. Wisneski

MISCELLANEOUS INFORMATION

Here are some various pieces of information I want to share with you. In no particular order, they are:

- The **Midway Road** reconstruction is getting underway. It will be done in sections and is hoped to be complete by the end of summer.
- The re-decking of the **441 Bridge** continues day and night, on target to have it finished by the 4th of July.
- The **Appleton Road** reconstruction is slated to begin after the completion of work on the 441 Bridge. From Ninth Street north to the County line at Valley Road, the concrete pavement will be broken up. There will be an asphalt overlay.
- Water main and sanitary sewer construction is underway in areas mostly in the Town of Menasha, but overlapping into some areas of the City. Work started the week of May 7th on Stead Drive and **Geneva Road** and is expected to go through mid-July. **Jennie St. and Manitowoc Road** are affected also.
- **Reciprocity agreements** have again been signed for residents of Menasha to be able to use park facilities in Neenah, Appleton and the Town of Menasha at resident rates in 2007.
- Winnebago County continues to test their **sirens** each Saturday at noon. If there is one near you that doesn't work, please call the Courthouse (727-2880) so they can forward the information to the **Emergency Government** authorities.
- The **Fox Cities Marathon** is reversing its race course this year, starting at UW-Fox Valley and ending in Neenah. The race will be September 29th. It will likely tie up traffic a little most of the day in Menasha.



Following up on successful meetings held the last couple years around our district, I have set the dates and locations for this year's **Meet & Greet** events:

Saturday, June 2 Hart Park 10AM-12Noon

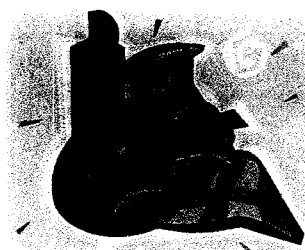
Saturday, June 9 **Briarwood Cottages office**
10AM-12Noon

Saturday, June 16 1436-1440 Pearl Street area
10AM-12Noon

**Saturday, June 23 At/Near intersection of Hickory
Hollow and Northridge 10AM-12Noon**

Saturday, June 16 1223 DePere Street
12:30-2PM

Come sit with me, talk with me, and share a soda or ice water.



The Menasha Senior Center has set up some dates for a summer cook-out at Piggly Wiggly. Their fund raising brat fries will be in May, then again on July 13 & 14 and August 17 & 18. Hours are 9AM-5PM. They're serving hamburgers, brats, and hot dogs, along with soda. **Call 967-3530 for more info. **

You're gonna eat anyway, so make it lunch at the brat fry to raise funds for the Senior Center!





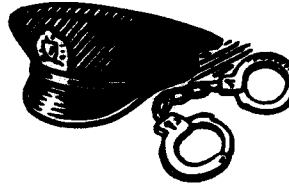
JUST A REMINDER!!!!

Every Spring and Summer we face the same problems: People are putting lawn clippings and yard waste in inappropriate areas rather than take them to the City Garage.

- DON'T put clippings in the streets. Not only do they clog the sewer drain, it causes many problems with the clear water discharge and pollution in the systems.
- DON'T put yard waste in vacant lots. This attracts rodents, leads to weed problems, and raises a stink besides.
- DON'T dump lawns clippings in your garbage cans. We get inspected at random when the garbage trucks dump at the landfill; this could result in large fines to the City of Menasha.
- DO consider a compost pile for your grass and yard waste. You can get more information on how to do this from the City Garage (967-3620).
- DO mulch and sweep clippings back onto your lawn. These clippings compost in the lawn and add protection, making your lawn thicker and healthier.
- DO bag your lawn clippings and take them to the city garage for composting. If you feel you must bag, then take it out to the garage. The rich soil that results from our composting there is free to Menasha residents.

There are specific times for pick-up of LARGE branches and tree trimmings. To see when the pick-up is for your address, call Dorothy at the City Garage at 967-3620.

REMEMBER TO RECYCLE



STILL ROOM

Crime Prevention Officer Jeff Jorgenson advises there is still room in the upcoming Citizen Academy. If you are interested in what happens as a police officer, call him at 967-3569.

Recent Actions

Some of the recent Council actions or considerations that might interest you include:

- ✓ Annexation of the remaining portion of Heckrodt into the City of Menasha. The Heckrodt facility is now under one jurisdiction. The Town of Menasha is challenging this action.
- ✓ Completion of the sale of 535 First St. to Habitat for Humanity, who will raze it and rebuild a new home for a fortunate family.
- ✓ Province Terrace developments have caused some concern to residential neighbors to the east which is resulting in a revamp of several ordinances and policies regarding lighting, noise pollution, landscaping and zoning. A workshop is being scheduled for late May to present proposed changes to the Council and the neighbors alike.
- ✓ Construction will start soon on the vacant property at the southeast corner of Midway and Oneida. A pharmacy and credit union are already signed.
- ✓ Water Plant construction on schedule to be completed in late Fall. Broad Street will have some traffic closures by the plant in June.
- ✓ An initiative has begun to correct signage and banner violations throughout the City. The large temporary signs that have removable letters are only allowed to be up for specific lengths of time, not continuously.

*Thank you!
Sue*

LAKE PARK VILLA BOARD MINUTES

Meeting place: Club House Time 6:00 PM Date: 6/19/2006

Minutes of 6/19/2006 Meeting: These minutes are not approved

Present: Gail Popp, 1 Year Board Term: Don Mayer, 1 Year Board Term: Phil Grishaber, 2 Year Board Term: Ron Duuck, 2 Year Board Term: Tom Amack (813 Whisper Falls Lane [lot 35] 920-766-7900)

Missing: J. Brandt, City Board Member

A. Tom Amack passed out final copies of Restated By Laws of Lake Park Villas as given to him by Steve Krause.

B. Election of Officers: General Discussion of Position Descriptions and newly elected members interest in positions available. All accepted each position below and no objections were raised by any newly elected members.

President: Phil Grishaber - 858 Eden Court (lot 86), 920-993-9793

Vice President: Gail Popp - 862 Eden Court (lot 85) 920-850-7223 (cell)

Treasurer: Don Mayer - 900 Clover Court (lot 63) 920-734-9757

Secretary: Ron Duuck - 825 Kelsey Brook Court (lot 114) 920-993-0924

C. Discussion was held turning over of information and Board control of finances. A meeting is tentatively scheduled at Wisco offices June 22, 2006 with Carol and Tom of Wisco and Don Mayer and Ron Duuck of LPV Board to review information and accounting schemes currently being used.

E. A board meeting has been called for June 29, 2006 at 6:00 PM in Club House to meet with CPA Eric Hortjness, hired by Wisco to due a compilation report of the Association's Balance Sheets, Income Statements and Expenses through December 31, 2005 covering a 3 year period.

F. A discussion was begun to understand the \$18,000 shortfall owed to Living Green. Tom Amack is to send an email to all Board members describing the cost in a breakdown form per Homeowner costs.

G. Discussion of three delinquent Association members not paying fully the \$150 per month dues to Association.

H. Discussion on method of monthly dues payment by all Association members, currently all members but four pay with a monthly automatic withdrawal approval format.

Next Board Meeting June 29, 2006, 6:00 PM at Club House with CPA, Tom Amack to contact CPA.

Phil Grishaber, to call Steve Krause to discuss points of law concerning, Board authority and addressing delinquent members.

Respectfully Submitted by: Ron Duuck



Lake Park Villas Property Owners' Association, Inc Board of Directors:

President: Phil Grishaber 920-993-9793 Secretary: Ron Duuck 920-993-0924
Vice President: Gail Popp 920-850-7223 Treasurer: Don Mayer 920-734-9757
City of Menasha Director: Jeff Brandt, Attorney City of Menasha 920-967-5117
Web site: www.LakeParkVilla.com Mailing Address: 900 Clover Court, Menasha, WI 54952

Minutes: Board Meeting 6/29/2006; 6:00 PM Clubhouse

Present: P. Grishaber, G. Popp, D. Mayer, R. Duuck, T. Amack, Missing J. Brandt, Quorum is established, reference 3.9 of Restated Bylaws.

Guest: Eric Hjortness, Hjortness & Associates Certified Public Accounts, Menasha, WI

Minutes are not approved

Meeting called to order by P. Grishaber

Items Discussed:

1. City of Menasha's involvement of Geese Eradication.

Action: Tabled

2. Eric Hjortness introduced. Eric's firm did a Compilation report on LPV Homeowners Associations financial statements as of December 31, 2005. Reference 3 page report submitted to Board, dated June 13, 2006. Discussion: Eric indicated that what he found was not unusual and LPV was working its way to a zero balance from a negative \$10,882 in 2004 and a negative \$5,863 in 2005 and at present rate should be close to a zero balance at end of 2006. At this point we will be a true non profit corporation as set up originally.

Question on page 3 of report what did CAM Income mean. Eric indicated it meant Common Areas Maintenance.

The intent is to provide all members a copy of report at Annual meeting.

Eric was excused and the meeting continued.

3. Motion made by R. Duuck, to authorize, Phil Grishaber to negotiate with Steve Krause as attorney for LPV and establishes Krause's fees on a time and material basis. Seconded by, Don Mayer. Discussion followed.

For: G. Popp, R. Duuck and D. Mayer, none against. T. Amack did not vote.

4. Don Mayer, Treasurer has reviewed the \$18,000 owed to Living Green for work done in 2005. Gail Popp made a motion to assess homeowners on a prorated basis which can be paid in full or with two installments within the first 30 days after receiving special assessment and the second with in 30 days after the first installment assessment is due. All board members have a copy of the pro rated break down by homeowner. Seconded by, Don Mayer. Discussion followed. Vote for: Popp, Mayer and Duuck, none against. Tom Amack did not vote.

5. Administration error by WISCO on handling of Lot and Home closings as it relates to association members of record prior to January 1, 2006 which where charged a first months association dues of \$150 while others got the first month free.

A motion made by R. Duuck to pay all members in good standing, the \$150 by August 1, 2006. After a review is conducted by Don Mayer to insure all eight are correct and accurate and they are in good standing. Motion seconded by Gail Popp. Vote For: Popp, Duuck and Mayer. Against none, T. Amack did not vote.

6. Discussion on board spouse committee membership. Should it be limited to a non voting committee member, consensus felt that was the most practical way. Need to decide if this is a rule and regulation or a simple motion that can be place into the minutes.

7. Meeting adjourned by consensus of all.

8. Next meeting to be schedule for July 13, 2006 at 6:00 PM Clubhouse. Steve Krause will be invited.

Respectfully submitted by Ron Duuck



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Minutes: Board Meeting 7/13/2006; 6:00 PM

Board Members Present: P. Grishaber, G. Popp, D. Mayer, R. Duuck, J. Brandt

Quorum is established, reference 3.9 of Restated Bylaws.

Guests: Steve Krause, Attorney for LPV Property Owners' Association and Tom Amack, WISCO Representative

Meeting called to order by P. Grishaber

1. Steve Krause introduced.

2. Steve Krause passed out copies of WI statute 779.50.

Discussion ensued covering our legality points referencing Chapter 181 of a Nonstock corporation and WI statute 779.50 as they pertained to current restated Bylaws and Covenants.

3. Motion Made: Ron Duuck introduced a motion to allow Steve Krause to contact association members who were delinquent in their monthly payments requiring them to pay up fully in thirty days (30) of contact by Steve Krause, if not the board will determine its next actions. Gail Popp seconded motion.

A discussion followed.

Vote: All Board members for, none against.

4. WISCO status on the board and resignation of WISCO representatives.

A general discussion followed by a motion.

Motion made: Gail Popp introduced a motion to allow Tom Amack stay on the Board as a non voting board member until no later than August 31, 2006. That all invoices paid by the Association to WISCO or its entities be reviewed and signed by the LPV Property Owners Association treasurer. Motion seconded by Ron Duuck.

A discussion followed.

Vote: All board members for, none against.

5. Motion made by Ron Duuck that no LPV Property owner association member can contact Steve Krause and his law firm without the approval of LPV Property Owner President. Seconded by Don Mayer.

Discussion followed: Motion was made to prevent unauthorized costs by board or non board LPV Property Owners Association members.

Vote: All board members for, none against.

6. Don Mayer requires additional time to review status on eight homeowners who may be returned one month's dues when they closed on their property as his contact Carol was on vacation. All board in agreement to wait until next meeting.
7. Geese eradication was discussed and will be placed on the Annual meeting agenda.
8. The rules and regulation committee, secretary, Joann Ebben presented to R. Duuck prior to the meeting handouts for Boards review of suggested changes to the rules and regulations. Ron passed out to board members. Phil will decide when we will be required to meet and discuss and ask that all board members review for suggestions prior to next meeting.
9. Phil will call Vicki Culver of the Landscaping committee and will then decide date for the next board meeting.
10. A date of the annual meeting was suggested and all present were asked to consider September 28, 2006.
11. New Business.
 - A letter was introduced to Board stating that parking by two property owners did not follow Parking rules and regulations. The rule was read and in a discussion it was determined that the letter was correct. Motion made by R. Duuck to draft a letter and present to homeowners. Seconded by D. Mayer. Discussion followed, all for, none against (J. Brandt had left the meeting and did not vote) Gail Popp will draft a letter for Phil and the boards review to the property owner's. Once approved the letter will be hand carried by Phil to the property owners.
12. Next meeting to be determined by President.
13. Motion to adjourn made and seconded all in favor, none against, meeting adjourned.

Respectfully submitted by:

Ron Duuck



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Minutes: Board Meeting August 10, 2006 at 6:00 PM Clubhouse

Present: P. Grishaber, G. Popp, D. Mayer, R. Duuck, Missing J. Brandt; Quorum is established, reference 3.9 of Restated Bylaws.

Guest: Lake Park Landscaping Committee (Ron Harms, Dave Weiland, Diane Roitter, Bernie Sandlin, Linda Grishaber, missing Vickie Culver)

Meeting called to order by P. Grishaber

Items Discussed:

1. Landscaping Committee: Board Answered questions and concerns of Landscape committee. Reference Bernie Sandlin's minutes of our meeting.
2. The Zore's audit report on the \$18,000 discussed. Don Mayer gave a summary report, but indicated he was not complete with report and will provide the Board of his final comments.
3. Continued discussion of delinquent members dues, resulted in a follow up meeting with the Board and attorney Steve Krause to be held August 14, 2006 at Gail Popp's office at 6:00 PM.
4. Phil Grishaber requested Ron Duuck to send out a meeting notice for the Annual Meeting with Agenda to follow. No objections were made, by the other three members, as we are currently working on the agenda.
5. Motion made to accept meeting minutes for 7/13/2006, 6/29/2006 and 6/19/2006 Board Meetings by Don Mayer, seconded by Gail Popp. All in favor none against.
6. Meeting adjourned by motion from R. Duuck seconded by Don Mayer, All in favor none against.

Respectfully Submitted by: Ron Duuck, 8/13/2006



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Minutes: Board Meeting August 14, 2006; 6:00 PM Coldwell Banker Offices

Present: P. Grishaber, G. Popp, D. Mayer, R. Duuck, J. Brandt arrived after the second motion and a Quorum was established prior, reference 3.9 of Restated Bylaws.

Guest: Steve Krause, LPV Attorney

Minutes are not approved and are to be reviewed and approved at next meeting.

Meeting called to order by P. Grishaber

1. Motion made by R. Duuck to approve August 10, 2006 Board meeting and attachment of Bernie Sandlin's minutes with Landscaping committee. Seconded by D. Mayer, For: All against none; Jeff Brandt was not in attendance.

2. Motion made by R. Duuck, to allow Steve Krause to establish language for the refund and then special assessment of the increase of \$20, Athletica Club dues and \$7 maintenance fund increased that is in dispute by three members to be presented at Annual Meeting on September 28, 2006. Seconded by Don Mayer. Discussion followed and vote for; Phil Grishaber, Don Mayer, Gail Popp and Ron Duuck. Jeff Brandt was not in attendance during this motion. Motion passed. **Note: Steve Krause, there is a clock on this language as it must be on the agenda and in the hands of the members 10 days prior to Sept 28 meeting.**

3. Motion made by R. Duuck to allow Steve Krause to formulate and review the legality of language as it relates to Chapter 181 and current restated bylaws and covenants for presentation and vote by members at the Sept 28, 2006 Annual meeting that provides for a prorated Special Assessment of the 2006 budget to cover the Living Green \$18,000 invoice. Seconded by Gail Popp. Discussion followed with key point that the LPV Treasure is still reviewing the Zore audit of these costs and likely will talk with Living Green concerning these costs. Also G. Popp indicated that a signed acceptance from Wisco is required when the invoice is fully paid. This was agreed to by all as good business practice. Motion vote: For all against none. **Note: Steve Krause, there is a clock on this language as it must be on the agenda and in the hands of the members 10 days prior to Sept 28 meeting.**

4. Ron Duuck, made a motion to rescind a motion made and approved at the June 29, 2006 meeting that said, "to pay all members in good standing, the \$150 by August 1, 2006. After a review is conducted by Don Mayer to insure all eight are correct and accurate and they are in good standing." Seconded by Gail Popp. Discussion followed. Motion carried. For, all, none against. Jeff Brandt then made a motion to table this motion until after the Annual Meeting. Seconded by D. Mayer. In favor all; none against.

5. Don Mayer made a motion to adjourn, R. Duuck seconded, all in favor, Jeff Brandt and Steve Krause were not present during this motion.

Respectfully Submitted by Ron Duuck , 8/15/ 2006



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Web site: www.LakeParkVilla.com Mailing Address: 900 Clover Court, Menasha, WI 54952

Minutes: Board Meeting August 24, 2006; 6:00 PM Clubhouse

Present: P. Grishaber, G. Popp, D. Mayer, R. Duuck, J. Brandt, Tom Amack (non voting member) a Quorum was established, reference 3.9 of Restated Bylaws.

Guest: Steve Krause, LPV Attorney

Minutes are not approved and are to be reviewed and approved at next meeting September 7, 2006.

Meeting called to order by P. Grishaber

Old Business:

1. Jeff Brandt made a motion that we accept the August 14, 2006 meeting minutes. Seconded by Don Mayer. Vote: For all, none against.

2. Steve Krause presented LBP board of directors with a resolution on two motions made at the 8/14/2006 meeting concerning special assessments and handling of delinquent member dues payment. Board will review this resolution and discuss the final format to be sent to association members at the September 7, 2006 meeting. (Reference: S. Krause email and resolutions sent to all board members and attached). **Note: Once resolution is accepted a motion will be required to be made and adapted to be sent out to all members prior to the 10 day advance agenda requirement for the September 28, 2006 Annual meeting.**

New Business:

1. Agenda discussed for September 28, 2006 Annual meeting.

- Resolutions along with prorated payment sheet (to be finalized)
- City of Menasha Report
- Submittal of 2007 budget (Required) to be mailed prior to meeting?
- Landscaping committee (think we should use the formal term in bylaws which is Architectural Control Committee, page 12 of Restated Protective Covenants?)
- Pass out of snow removal requirements or include in mailing that we sent out for bid. This is a change from previous, broom sweep to one (1) inch of snow.
- Geese eradication
- Parking and camping on adjacent lots

2. Discussion on Jerry Zore report, no motion made, but suggested that we meet with her to discuss our comments to her report prior to annual meeting. Phil and Don to consider this.

3. Discussion to consider at next meeting to add monthly payment including Athletic Club membership to association and be on an automatic withdrawal.

4. Dues payment on lots has become a selling issue, as Steve Krause indicated this can not be changed without a language change for the upcoming 2007 budget year.

5. Next meeting scheduled for September 7, 2006 at 6:00 PM Clubhouse. This is a very important meeting to set agenda for Annual Meeting.

6. Ron Duuck indicated that one bid was received on snow plowing and private home lawn care and ask Tom Amack to provide Living Green bid by end of next week. Duuck will send out copies to Board members under separate cover prior to next scheduled meeting (none to Tom Amack due to potential conflict of interest) for review.

7. Motion made by J. Brandt to adjourn, seconded by D. Mayer, all for none against.

Respectfully submitted by Ron Duuck on 8/25/2006



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Minutes: Board Meeting September 7, 2006; 6:00 PM Clubhouse

Present: P. Grishaber, G. Popp, D. Mayer, R. Duuck, Tom Amack (non voting member) a Quorum was established, reference 3.9 of Restated Bylaws.

Old Business:

1. Minutes of August 24 Meeting approved. Motion made and seconded all in favor.

New Business:

1. Motion made to pay \$190 after an audit is made by Board for miss billing by WISCO for lawn care on 3 model lots. Seconded all in favor.

2. ^{PWK} Lake ~~Pound~~ will store all fountains for this winter free of charge, per Tom Amack.

3. Next meeting on Sept 13 and 14 if required to finalize agenda.

Respectfully submitted on 9/13/06
Ron Duuck



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Web site: www.LakeParkVilla.com

Mailing Address: 900 Clover Court, Menasha, WI 54952

Minutes: Board Meeting December 15, 2006 at 6:00 PM Coldwell Banker office

Present: P. Grishaber, G. Popp, D. Mayer, R. Duuck, J. Brandt; Quorum is established, reference 3.9 of Restated Bylaws.

Meeting called to order by P. Grishaber

Items discussed:

1. Motion to accept treasurer's audit report for a total of \$16,5926.23 owed to Living Green from invoices for residents lawn care in 2005. Seconded, Discussion; This amount would be assessed to association members (on a prorated basis) of record in 2005 after a review with council to insure records submitted to association members were complete and wording to call a special meeting to vote and levy the assessment meant with bylaws and covenants.

Vote: All in favor.

2. A motion was made to allow the Treasurer to negotiate separate bills in dispute with WISCO and report to board the terms of the negotiation for final approval by board. Seconded.

Discussion: This motion simply allows the Treasurer to negotiate in the best interest of the Association bills that we feel are disputable and present his preliminary agreements to the board for approval.

Vote: All in Favor

3. A discussion followed on setting a standard board meeting through out the year. It was established that the second Thursday of every month at 5:30 PM held at Coldwell Bankers office. For some reason I have unclear notes on whether it was the second Thursday or Third. Don Mayer and Phil had the second, I would ask Gale and Jeff to review their notes and advise. Our next meeting is scheduled for January 11, 2007 at the Coldwell Bankers office at 5:30 PM.

4. Phil Grishaber and Ron Duuck are to establish a standard form formatted agenda, with old business, new business, committee reports, fiscal reports, etc for board review at next meeting.

5. An Income statement was given by the Treasurer for November 2006. Motion made to accept report was made and seconded. Discussion: An addition to motion was made to allow the Treasurer to pay Althelitca \$505 only after receiving Athletica owned monies to the association. Seconded.

Vote: all in favor.

6. The President asks that all members review the Rules and Regulation submitted changes for next meeting.

7. A motion was made to allow a motion to be made and seconded, discussed and voted on, all by email to select Jack's Landscaping service for 2007. This would be done after a review by the Treasurers office to insure the numbers that have been presented are with in the approved budget for 2007.

Seconded. No discussion followed. Vote: All in Favor.

8. Motion to adjourn was made and seconded, all in favor. Meeting adjourned.

Respectfully Submitted;
Ron Duuck



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Meeting Date: Second Thursday of Every Month (Changed for January to 1/18/2007)

Meeting Time: 5:30 PM (Unless other wise notified)

Meeting Location: Coldwell Banker (Calumet and John Street, unless other wise notified)

Next Meeting Date: February 8, 2007 (changed to Tuesday, Feb 13, 2007 at the Clubhouse at 5:30 PM)

1. Call to Order President
 - Called to order at 5:35 PM
2. Attendance Secretary
 - Quorum established all Board members present.
3. BOD Meeting Minutes, December 15, 2006 Secretary
 - Motion made, seconded, with no discussion to accept 12/15/2006 minutes. All voted in favor.
4. Financial Report Treasurer
 - Motion made, seconded and discussion ensued to accept financial report for month ending 12/31/2006 as presented. All voted in favor.
5. City of Menasha Report City Representative
 - City Attorney discussed the current WISCO / City of Menasha situation as brought forth by an article in the Appleton Post Crescent on 1/17/07.
 - Basically Jeff Brandt indicated that the article was correct in its reporting regarding Receivership. The city has hired an attorney to represent them.
 - Phase II impact in regard to our existing contract to Athletica. While they remain open the contract will remain in tact. The receiver is managing the business at this time and is attempting to sell it. More will develop should the business close or sell.
 - Who is managing the Phase II development and sale of lots? Receiver and the City are attempting to resolve this issue so that the city may bring a developer on and market the sale of lots and homes to the same integrity. Outlook that it may take 30 to 90 days to reach a working agreement.
 - The association should notify the Receiver of any claims we may have. The Treasurer has the paper work and we have begun the identification of claims to submit.
 - Jeff Brandt indicated that we have an open member board meeting at our next board meeting scheduled for Feb 8, 2007 and he should have much more information to share with all. This was agreed to and the meeting will be scheduled and members notified by the Secretary.
6. Action Items
 - Notification from Association members to BOD President
 - Phil gave the Secretary additional homeowners forms to be given to WISCO for work not completed. The lists will be given to Living Green or the Receiver.
 - Change in Status of Association members or additions Treasurer
 - New member packets. Treasurer and the Secretary are putting together new member packet information. New member is Mona Boulos.

- Jack's Landscaping bid and selection President
 - There was a motion to table the selection process until Feb 8, 2007 meeting so it can be discussed openly with any interested association members. Seconded All were in favor.
 - Attorney response for Special meeting and prorated payment of WISCO/Living Green 2005 invoices President
 - We are awaiting input from the Association attorney. We will not call a special meeting nor pay until we understand the implications of who we would pay, WISCO (Receiver or Living Green).
 - Agenda format of BOD meetings as submitted President
 - This format has been accepted by the board.
 - Lakes & Pond submitted 2007 bid Treasurer
 - There was a motion to accept the Lake and Pond proposal. Motion seconded and discussed. All were in favor.
 - Quick claim deeds update Vice President
 - VP reports that the Attorney has all but one homeowner signature and the city will proceed with the others and complete this with in the month. Gail will follow up and send a report to board members.
7. Committee Reports
- Rules and regulations (please bring your Change copies as submitted by Rules and Regs committee) President
 - A motion was made to accept the changes by the committee and to include today's date (January 18, 2007) on signature page. Seconded and All voted in favor.
 - Landscaping (none submitted) Secretary
8. Other Business
- Jeff Brandt was excused just as we started other business and a quorum still remained in tact.
 - Living Green repairing Lists submitted to BOD Secretary
 - President gave the Secretary additional homeowners forms to be given to WISCO for work not completed.
 - Frank Nanschult through Gail Popp wanted to be on record that he is against any payment of the \$18000, 2005 invoices from WISCO / Living Green and will not pay.
9. Adjourned at 7:40 PM President
- Motion made, seconded all were in favor.



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Meeting Date: Second Thursday of Every Month (Unless Otherwise notified) 2/13/07
Meeting Time: 5:30 PM (Unless otherwise notified)
Meeting Location: Coldwell Banker (Calumet and John Street, unless otherwise notified)
Next Meeting Date: March 8, 2007

1. Call to Order at 5:35 PM President
2. Attendance Secretary
 - All Board members present. Quorum established
 - Association members in attendance: 28 reference two sign in sheets.
3. BOD Meeting Minutes, January 18, 2007 Secretary
 - Motion to accept, seconded, no discussion. All board members voted in favor.
4. Financial Report Treasurer
 - Motion to accept January's fiscal report, seconded, all board members in favor.
5. City of Menasha Report City Representative
 - Status of WISCO and City Receivership
 - Jeff Brandt, gave a full understanding of the Receivership as it related to the city for Phase I, Phase II and Phase III.
 - Jeff related his advice to Board on Phase II issues.
 - Highlights to Jeff Brandt points.
 - Athletica, city has a mortgage on this property.
 - City has hired a lawyer to negotiated impact of mortgage and its ability to market and sell property in Phases I, II and III. At this time no agreement has been reached. Rather some understandings that should allow the receivership and city to work out a satisfactory agreement.
 - The process is ever moving and not in the control of the city, since the courts are involved.
 - The receivership is trying to sell all the Wisco properties to satisfy the banks.
 - This can have an impact to the Associations existing contract with Athletica and at this time the operation remains open and runs to the existing contract.
 - The city requires the Association board to present it building demands so the city can work with in these demands when hiring a new developer. The city would not wish that the demands be stricter than the existing property currently built and will make every effort to maintain the original intent of the Phase II concept.
 - Phase III will probably break down into a Phase III A and B project and the city is looking at this, however it has not presented a plan to the common council.
 - The city will make every effort to keep the board apprised at regular meetings and intervals when they apply.
 - It is understood that there are legal avenues that may require all information not to be given to the board, due to confidentiality or court instructions.

- Do not expect to receive anything from WISCO going forth. Should you have individual agreements with WISCO you should inquire through the receiver in writing or obtain an attorney to assist you.
- The receivership is attempting to pay the credit union first, major creditors second (as the city) and others third.
- Questions from the floor. The board attempted to record question impacting Phase II and did not attempt to record all questions, specifically if they were related to individual owners and WISCO or the City or simply statements of opinion.
 - Pond behind Fountain Way separating Phase II and III, will it be completed in 2007? Response it is budgeted for and may be subject to a city review prior to doing this work. The association will maintain this on its open agenda.
 - Clubhouse don't we have first right of refusal? Under existing contract yes, should you wish to do something you should act now or be prepared to purchase property at a higher price? No action will be addressed in this matter by the board. Appraised value is approximately \$275,000.
 - What about the storage building where Living Green stored its equipment? City owns property, WISCO the building. The association has been paying in the past taxes and utilities and will pay nothing going forward.
 - If the health club is sold what will we do? The board will listen to all proposals should a new owner take over and not honor existing contract, bring these proposals to the association members for review and if required a vote to accept or reject. There is no guarantee that any proposals would even be made.
 - Have you anyone who wants to develop Phase II? While we have talked to some developers, 3 in total, we first must reach agreement with the receiver prior to selecting a developer and begin marketing. We need the board to provide us with the list of its requirements as stated earlier.

6. Action Items

- Notification from Association members to BOD President
 - None listed by Board Members
- Change in Status of Association members or additions Treasurer
 - WISCO has not paid January and February, 2007 dues for its 3 properties. Board action required. Notice to receivership and WISCO of delinquency is required. They informed Don that this is being deducted from the \$18,000 owed by the association. Asked who instructed the answer was we were told? Need to have some immediate action by board.
 - 837 Fountain Way has received approval to be sold to Johnson Properties. We have been asked to fill out a Homeowners Association form letter to be sent to Evans Title Companies.
 - Mona Boulos is responsible for the monthly dues for her property at 854 Fountain Way.
- Jack's Landscaping snow removal 2007 Contract President
 - Comments on current services
 - There is a concern about follow up of snow removal as drifts have occurred. The board will try to rectify this issue.
 - It is later when the removal is done. Yes trying to prevent call backs.
 - Do we pay every time we have a call-back. Yes.
 - What is the cost \$ 21.50 per drive way.
 - Have you researched the history of snow falls. Yes we had 13 last year and that is what we budgeted for this year.
- Jack's Landscaping bid and selection President
 - Motion to Table until 2/13/2007 meeting for a discussion with Association Members present. Motion was made to accept Jack's Bid, seconded, discussed and voted for all in favor.
- Quitclaim deeds
 - Jeff Brandt and Steve Krause have a scheduled meeting on February 14, 2007 and they will get this done.

7. Committee Reports

President

- Rules and Regulations

- Signatures of all board members were completed and the approved rules and regulations will be emailed or mailed to all members.
- Landscaping
 - One volunteer sought for the committee.

8. Other Business

- A question concerning running of the three main pumps, do they have to run all the time? This will be placed on the next board meeting agenda and we will invite Lake and Ponds to the meeting.
- Web site is there interest to obtain the LPV website from WISCO or Coldwell Banker?
 - There is an interest and we will attempt to find out the cost and requirements for our next board meeting.

9. Adjourned by motion, seconded and all in favor at 7:35 PM

Respectfully Submitted by;
Ron Duuck



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Mailing Address: 900 Clover Court, Menasha, WI 54952

Tentative Agenda

Meeting Date: March 19, 2007

Meeting Time: 5:00 PM

Meeting Location: Coldwell Banker (Calumet and John Street, unless otherwise notified)

1. Call to Order at 5:10 PM President
2. Attendance Secretary
 - All present, with one quest Stan Martensen
3. BOD Meeting Minutes, Feb 13, 2007 Secretary
 - Motion made and seconded and discussed to approve 2/13/07 minutes, all in favor.
4. Financial Report Treasurer
 - February financial statement presented, motion made to accept, seconded and discussed, all in favor.
 - Discussion of pass dues on properties owned by Wisco, Georgetown and Model on Whisper Falls includes Jan, Feb and now March. Don will file papers with the Court to collect.
5. City of Menasha Report City Representative
 - Status of WISCO and City Receivership.
 - Nothing new to report other than there is a document sent to receiver to allow the selling of the properties in Phase II. This document has not been signed, but receiver has indicated he is not objecting to it. Until signed the city can not move forward on selling Phase II properties.
 - An offer was made to purchase Athletica, but rejected and no counter offer has been presented. Jeff felt that the offer has now expired.
6. Action Items President
 - Hear from Stan Martenson concerning screened front porch.
 - Stan presented his design and pictures of his property from all roads and views. His basic indication was that only three properties would even see his screened in front porch. That the design was non intrusive to other homes in the area. Stan was excused from meeting after his presentation. A motion was made to allow Stan to build his front porch as the design showed. Seconded. The discussion followed on the AAC recommendation in which four committee members felt this was acceptable. The board discussed that this is not going to be set as a precedent should it be allowed and all other request of a similar type must go through the AAC and board on an as is basis. Vote was three for, one against and one abstaining.

- Notification from Association members to BOD
 - Snow removal comments received
 - Phil indicated to the board that a meeting had been held with the contractor and a formal agreement is in place to elevate past problems. It was also noted that the attempt during the blizzard to reduce cost was made by the contractor. Approx four individuals owners did not feel this was appropriate. The missed homes (2 that were for sale) were not included in the charges. The invoice #3729 had a motion made to pay in full, seconded and all in favor.
 - Snow removal contract is in place and signed by Phil.
 - Open letter concerning smoke from Pallet Company on LP County road. Response required? Referred to next board meetings agenda.
 - Notification to Board from Frank N. concerning payment to Athletica, requesting board's legal opinion to Association members. Response will be provided by Phil Grishaber via email. In general the board is tracking the Athletica sale and will file a petition with the court to maintain section 9 of the Covenants should a motion to sell be made by the receiver and not to continue existing contracts to new buyer.
 - Ed's open email to the board, on a multiplicity of subjects. Phil will respond.
 - Any other notification verbal, email or written from Association members. A call from Ed Doe was received indicating he had purchased 837 Fountain Way.
- Change in Electrical bill for 303 Whisper Falls Lane (out billing). The City has notified the Association that this service has been disconnected and WISCO has been named as the owner of the building going forth. Is Association named as the responsible party for Taxes of same property? No.
- Update from Steve Krause to President concerning WISCO 2005 billing and other concerns. Steve Krause has been in contact with the attorney for WISCO concerning the 18,000 invoiced in 2005. Nothing new to report, other than they are willing to negotiate. Most of the discussion surrounded settlement on all

7. Committee Reports

President

- Phil to send out standards via email to board members for homes recommendations from ACC-Landscape Committee

8. Other Business

- Don will draft a response on financial concerns to Jack/Geri and Ed.

9. Adjourn, motion made and seconded all in favor. Time 6:25 PM



Lake Park Villas Property Owners' Association, Inc Board of Directors:

President: Phil Grishaber 920-993-9793 Secretary: Ron Duuck 920-993-0924
Vice President: Gail Popp 920-850-7223 Treasurer: Don Mayer 920-734-9757
City of Menasha Director: Jeff Brandt, Attorney City of Menasha 920-967-5117
Mailing Address: 900 Clover Court, Menasha, WI 54952

Meeting Date: April 12, 2007

Meeting Time: 5:30 PM

Meeting Location: Coldwell Banker (Calumet and John Street, unless otherwise notified)

Next Meeting Scheduled for May 10, 2007 at 5:30 Coldwell Banker

1. Call to Order at 5:30 PM President
2. Attendance Secretary
 - All Members present and a quorum established.
3. BOD Meeting Minutes, March 19, 2007 Secretary
 - Motion made, seconded to accept March 19 minutes and all in favor.
4. Financial Report Treasurer
 - Motion to accept the Financial Statement through March, seconded and all in favor.
 - Jack's invoice 3798 for \$2,373 on snow removal for 3/2/07, 3/6/07 and 3/7/07 was discussed and motion was made and seconded to accept charges for 3/2/07 and 3/7/07 and Phil Grishaber to discuss with Jack's why a call back charged was not done on the 3/6/07 charges. The motion continues to allow Phil Grishaber the authority to negotiate the 3/6/07 charges. All in favor of motion.
5. City of Menasha Report City Representative
 - An update to the Athletica status was given that the bank would not allow the receiver to discount the loan. That a consultant had gone through the club and has reported its findings to the receiver that continued operating cost must improve. With that said the club is still operating and while one could suggest it would close, it is not known when that would or may occur.
 - Status on the existing marketing of Phase II property has the city and the receiver very close to an agreement. No timetable was presented, nor were terms and conditions discussed as they are still in discussion with the Receiver.
6. Action Items President
 - Response to Jack and Geri Zore? Don Mayer presented a handout that he wishes to discuss with the Zores. He was granted that permission on a verbal approval from all board members.
 - Response to Ed Kassel? Phil Grishaber presented a handout on items concerning rules and regulations and along with the Don Mayer handout will discuss this with Ed Kassel. A verbal approval was given by the full board.
 - Frank Naunschultz response required? Frank did not attend the meeting as he had formally requested and it was suggested that his concerns be but to rest. Phil Grishaber indicated that he would like to provide one last opportunity to discuss his concerns. A verbal agreement from all board members will allow this one attempt.

- Matt of Pond Solutions attend arriving at 6:15 PM
 - Discuss operational requirements of two large pond pumps.
 - Matt discussed in detail the operation of the North and South ponds behind the commercial properties. In general conclusion that savings probably were available on how we operated the aerators and pumps in these ponds. Matt will give us assistance in regulating the operation these ponds.
 - Discussion on the possibility of adding a pond level aid to the well to assist in maintaining water levels good helping reducing operating costs.
 - For the record Don Mayer indicated that of the approx \$16,000 in operating costs for the ponds in total, \$13,000 of it was for the North and South ponds. Therefore our concentration will be on operating these ponds the most efficiently.
 - Discuss three pump locations to reduce scum.
 - The largest pond by the Gazebo will have the three pumps moved to center them in the pond, they currently favor the far Gazebo end and we are getting a heavy scum on the other end.
 - Discuss formal contract agreement for 2007.
 - The board, ask Matt to send in his operating contract for 2007 to include all ponds in Phase II. This now includes the two ponds at the entrance and the fall pond behind Martensen property.
 - Operation of the ponds will begin on or near April 15 and end on or near November 1 dependant upon weather conditions. This will include the Gazebo lights.
 - Matt was also ask to inform the board if the two small ponds at the front entrance could be more appealing and have a spray versus a bubbler look. He will inform us if possible and at what cost.
 - Additionally the city was ask what cost becomes a problem should we lose a pump or require to change other operating equipment in the ponds. Jeff indicated we should talk directly with Mark Radke, but thought we would be okay with a limit of \$1000 plus with Mark being informed, at \$2,500 plus a written request should be sent to city and at \$5,000 plus then it would go to common council.
 - The board on a vebal agreement the board felt that having a volunteer help set timers to ponds was acceptable. Ron Duuck will discuss with B. Sandlin.
- Steve Krause update.
 - Steve and Jeff Brandt are meeting to finalize the deeds.
 - Steve was also sent information to file our document with Calumet Circuit Court regarding Section 9 of the restated covenants concerning contract with WISCO and Athletic and the Association. Jeff was ask to bring this up with Steve to insure it was completed by the April 19, 2007 filing deadline. A copy of the email was given to Jeff.
- Safety concern of open outlets near pond by Rose Klauber's home.
 - The board will review and have work done.

7. Committee Reports

President

- Please be prepared to discuss standards recommendation from ACC-Landscape Committee, if you would, can you send in your written comments prior to meeting.
 - In a general discussion Jeff Brandt indicated that Greg Keil of the City has a format Keil has agreed to meet with our committee to complete this list. The board agreed to advise that the committee and the city meet to complete this task and then present to board.
- Review committees email on a number of subjects from name change to pond name to request for feed back from board on decisions.
 - Item 1 Phil will address with committee.
 - Item 2 requires this to be on the annual meeting agenda to have changed.
 - Item 4 verbal approval given by board to change name of ponds.
 - Item 11 verbal board approval to ask Steve Golden to lead in the development of a LPV website, that will allow members to send or communicate with each other and the board. Phil will talk to Steve.
 - Item 13 needs further review and approval with city as they own this property. Phil will inform the committee.

8. Other Business

- Communication by email from board members to association members and vise a versa. A verbal agreement was made that we need to establish a policy on this type of communication. Phil and Duuck are to meet to hammer out a policy and present to board for review by next meeting date.

9. Adjourn at 7:45 PM motion, seconded and all in favor.



Lake Park Villas Property Owners' Association, Inc Board of Directors:

President: Phil Grishaber 920-993-9793 Secretary: Ron Duuck 920-993-0924

Vice President: Gail Popp 920-850-7223 Treasurer: Don Mayer 920-734-9757

City of Menasha Director: Jeff Brandt, Attorney City of Menasha 920-967-5117

Mailing Address: 900 Clover Court, Menasha, WI 54952

DRAFT

Meeting Date: May 10, 2007

Meeting Time: 5:00 PM

Meeting Location: Coldwell Banker

Next Scheduled Meeting: June 14, 2007 at 5:30 PM Coldwell Banker (meeting info to board members by June 7, 2007)

5:00 PM Steve Golden presentation Lake Park Villas website (upstairs)

- Steve Golden met with board members and discussed the site www.lakeparkvillas.org, which he has registered in his name free of cost to the association. We would have access to separate email accounts for all association members.
- We can create a newsletter page, rules and regs page, covenants and bylaws page, along with other resource pages such as landscaping and snowplowing information and schedules.
- The board felt that the Secretary and Steve should be the contact points to get this developed and inform all association members.

5:30 PM Landscaping Committee (Basement)

- A meeting with Linda Grishaber, Vicki Culver, Diane Rottier and Deb Golden was held with all board members.
- Discussion related to numerous topics covering committee authorization of homeowner requests and then final board approval being a redundant process. This subject will be discussed at the board meeting to determine avenues to provide a quicker and smoother response to homeowners.
- The topic concerning city building standards was discussed and the difficulties associated with this process.
- The city indicated they were concerned with only exterior standards versus interior standards.
- The committee discussed a serious issue of pond erosion near the rock areas. This will be taken up by the board.

1. Call to Order at 6:20 PM

President

2. Attendance, All Present

Secretary

3. BOD Meeting Minutes, April 12, 2007

Secretary

- Motion made, seconded with all yeas, accepting April 12, 2007 meeting minutes

4. Financial Report

Treasurer

- Motion made, seconded and all yeas to accept the April financial report as submitted.
- Chapter 181 Filing Report for Nonstock Corporation Annual Report discussion
 - Treasurer submitted Wisconsin Nonstock Corporation Annual Report, due June 30, 2007. In the complete review of the form the board agreed that the treasurer and his home address would represent the Associations agents name as submitted. Corrections were made to names and address and a voice vote of acceptance for submittal was given with no nays.

5. City of Menasha Report

City Representative

- Status of WISCO and City Receivership
 - The city discussed a receiver's emergency hearing motion to close Athletica Fitness Center due to continued losses to operate, to be held on May 16, 2007 at Calumet Circuit Court. In general the city may possibly object to the closing, but as of this date this is not firm as a meeting of the city counsel would require approval.
 - If the city does not answer the one question likely to be asked by the court, "what will the city provide to the creditors to keep Athletic open", the facility will likely close shortly afterward.
- The city looks at May 21, 2007 to come to an agreement with Coldwell Banker representative, John Coughlin to market lots in Phase II. This issue will be assigned as an action item for next board meeting and the city will keep the board informed of this agreement.
 - Some basic issues were given to Jeff as a concern over lack of marketing and presence at the Villas by John Coughlin's team in the past.
 - The fact that there are three homes for sale now plus two models was a concern to board on how the lots would be sold. General feeling was Coughlin's approach in the past drove area realtors away, thus limiting the potential buyers and would ask the city to evaluate this issue.
- The city discussed a number of potential opportunities to sell Athletica to an investment group, but as confidentiality was a concern would only say that the possibility was there.
- City objects to legal opinion expense involving WISCO/Athletica and Frank Nanschultz
 - A motion was made not to hire Steve Krause's law firm to determine the Nanschultz request for a legal opinion on Athletica, reference his email of 5/3/07. The motion was seconded and all were yeas.
- City requests copies of minutes to two council members. While no objection was raised the confidentiality and use of minutes remains the same under Chapter 181 requirements. Therefore no public record for publication was authorized, just a review by city council members was allowed.

6. Action Items

President

- Two Receivers Motions
 - Notice of Emergency Hearing on May 16, 2007 to close Athletica Fitness Center.
 - Reference City response above.
 - The board felt no action was required of the Association on this matter in response to this hearing. However we would inform all members by email, phone and letter if they did close.
 - The board felt the bigger issue is if and when the Fitness Centers is sold will the contract with the Association on monthly cost and the 2013 date be honored.
 - Receiver's motion to sell real estate and personal property to JLKP Investments, LLC for \$3.91 million. These properties are identified, as the Restaurant, the Day Care Center, the model on Whisper Falls, the Georgetown model and numerous residential lots owned by WISCO on the North side of Appleton. The board through its attorney Steve Krause has submitted its claims for past dues to the court and will provide Krause with a copy of this motion to insure no other action is required before the May 25, 2007 objection deadline passes.
- Report on meetings with Zore, Kassel and Nanschultz as defined in April 12 minutes
 - Zore to meet with the Treasurer later in the month of May.
 - Kassel was met by the President.
 - Nanschultz was called by the President of latest actions.
- Signed contract of Jacks Lawn Service for 2007 – Jack's to submit contract to President for lawn service.
- Notification from Association members to BOD
 - Frank Nanschultz email to President 5/3/2007 – Phil will call Frank of last motion, stated above.
- President to provide any update from Steve Krause concerning WISCO 2005 billing and other concerns, if applicable.
 - Nothing new to report

Treasurer

- Change in Status of Association members or additions
 - Wisco continues to be past due on two properties.
 - One association member to stop paying dues on July 1, 2007 and a new owner to pick up dues do to a transfer of title of property. Need to know the vital information of new title holder. Information to be given to Treasurer with in this month.
- Electrical box for Gazebo lights and compressor pump recommendation to add a box and clean up circuit box. Estimate not to exceed \$300 dollars.
 - Motion made seconded and approved to not to exceed \$300 to separate compressor and gazebo lighting at circuit box.
- Lake and Pond Solutions two proposals to review.
 - Motion made, seconded and approved to pay for the two pumps on Hickory and Chestnut pond reference Lake and Pond Solution quote number 60639 for \$1,811.04. Estimate stated Sonny Falls pump and one from each of Hickory and Chestnut have been removed by Lake Pond. Duuck to check with vendor if typo.
 - Motion made, seconded and approved to repair Sonny Falls pump should estimate 60639 above be correct.
 - Motion made, seconded and approved to authorize President to have Acorn pump repaired if cost quote submitted is similar to individual pump repairs identified in estimate 60639.
 - We need to find out the status of two front entry ponds and how to fill them when required. Phil is investigating water fills and Duuck is investigating quotes on the fountain operations with Lake Pond.
 - Motion to table the estimate for moving the three fountains in large pond by gazebo due to algae problems. Seconded and approved.
- Status of hiring former landscaping company to review electrical circuits and determine answers to other questions.
 - Duuck to send letter to Living Green.
- Jack Zore has placed a tent out on his porch and he has received a letter from association on this in the past.
 - Reviewing documents to see if this is act that our documents do not allow. If it is determined that this not acceptable a letter will be sent to the Zore's by the President.

President

7. Committee Reports

- Standards for homes recommendations from ACC-Landscape Committee
 - Reference notes above from earlier meeting with Committee.
 - Committee has not submitted minutes or meeting summaries of their meetings.
- Landscaping requests by homeowners for consideration.
 - Motion made to approve Lunenburg's request, second and approved.
 - Motion made to approve Golden's request for changes, with the stipulation that the arbor height not exceed 6 feet at anytime.
 - Motion made to approve only the Culvers request for a maple tree per drawing, seconded and approved.
 - Motion made to approve the third step only for Mayer's porch and patio location, seconded and approved.
 - Not the common areas were residents requested to put grass and other plantings were not approved. Phil will discuss with the city the grass request in the former prairie grass areas and discuss with the ACC committee the types of plantings.

8. Other Business

- A discussion was made to have a board representative on the ACC committee to assist the committee and provide a report on committee status in advance to Board meetings so we can be properly prepared to review variance requests in a timely manner for association members. Gale Popp was asked to serve in this capacity, with Phil being a fill in.
- Board Information Packets prior to schedule Board meetings, minimally a week prior to a scheduled meeting, the agenda, financial statements, minutes from previous meetings, committee reports or variance requests shall be sent to all board members for review and preparation. This information will be emailed to each board member by the responsible submitter Secretary responsible for agenda and minutes, Treasurer for fiscal statements and invoices requiring board approval, VP for ACC committee reports and variance request, President for communication from association members, rules and regulation violations, legal updates or city requests and concerns, City for requests requiring action.
- Quit claim deeds still not recorded and moved to action item for next meeting. Jeff Brandt to respond.

9. Adjourn motion made, seconded and approved at 8:35 PM



OUR POLICE STAFFING CRISIS

Law enforcement deals with challenges every day, and in the past 50 years, we've certainly faced a lot—soaring crime rates, increased public scrutiny, budget crises, the plague of drugs, the scourge of gangs, the threat of terrorism, and now we have a new challenge, though, that affects almost every department in this country and has the potential to undermine our basic ability to put officers on the street and dramatically affect officer safety.

The perfect storm of police staffing is upon us. Nearly every agency in this country is having difficulty meeting its most basic staffing needs, and it's going to get much worse before it gets better. From the smallest departments to the massive NYPD, agencies are going short, often by hundreds of officers.

The recruiting crisis is due to a number of factors, most of which a police department has little control over. Birth rates in this country have declined, making workers in the prime employment years a valuable commodity. At the same time, the economy has grown, giving those workers a variety of employment options. Then there's the matter of being a nation at war. Every branch of the military is actively recruiting to meet its needs and, for the most part, they dip into the same demographic group from which we recruit. On the home front, the Border Patrol has mounted the most aggressive and well-funded recruitment effort in its history—it expects to hire 6,000 new agents by the end of next year and has mounted a multi-city, single-day process that churns out new hires by the hundreds, placing them in an academy 30 days later.

Meanwhile, many agencies are experiencing an unprecedented exodus of experience due to career timing and enhanced retirement benefits. It's commonly said one-third or

traveling recruiting teams and high-dollar signing bonuses are all part of the effort. In Houston and Dallas, signing bonuses for experienced officers run \$7,000 and \$10,000, respectively. Both agencies need several hundred officers. But perhaps the effort underway to launch a new police department in Miami Gardens, Fla., best exemplifies the market. To get the agency up and running within 18 months, the city manager authorized the following incentive package: a \$12,000 signing bonus with an additional \$2,000 for detectives; a \$7,000 moving allowance; a \$2,000 city-residence

incentive with \$5,000 in-city housing assistance; a take-home car; full tuition reimbursement; and a pension with no employee contribution. *The problem:* Providing signing bonuses for experienced officers depletes the resources of other jurisdictions.

Obviously, staffing remains key to providing basic public safety services and can dramatically affect officer safety and morale. Agencies will find a way to meet their basic staffing needs, and I fear this

will mean lowering the bar. Applicants we would have previously rejected will find their way into a position of trust, and it's only a matter of time before society pays the price with cops who find it too easy or too tempting to engage in unethical behavior. We've seen it before in major cities that had to do massive recruiting drives.

OK, there's the problem, and I'm loath to sound the alarm without offering up solutions. I don't claim to know everything, but I've done hundreds of entry-level and promotional interviews, conducted countless background investigations,



Agencies will find a way to meet their basic staffing needs, & I fear this will mean lowering the bar.

more of an agency's work force will retire within five years. Compounding the challenge, law enforcement demands a high-quality job applicant—one who can pass a background check. That background often collides head-on with a cultural shift that has changed many societal norms in terms of responsibility and values. This is a nice way of saying many in our potential job pool have engaged in behavior that precludes employment as a cop.

To combat the challenge, agencies have become aggressive about recruiting, really aggressive. Full-page ads, billboards,

designed recruiting efforts for multiple agencies and served three years on the California POST Commission, the agency responsible for the hiring and training standards for all California officers. I've also traveled around our country and talked to representatives of agencies from every type of community and mission you can imagine. I know full well there are places where the officers make less money than the starting wage at the local Home Depot.

There are two sides to the equation, supply and demand, and we can actually work on both sides to



ease the problem. Let's take a look at the supply side first. Law enforcement has always drawn a certain element of our society, young males who are action and outdoor oriented. These folks will beat a path to our door regardless. But what about the rest of society, the folks who might not have considered law enforcement as a career? Here's where marketing comes in.

any written test or oral interview could ever provide.

Now let's address the demand side. Retirements and transfers make up the bulk of attrition. Let's use the incentive tool, not to attract another agency's officers, but to reward and retain the ones we have. We can structure incentives to encourage people to stay active in public safety even

In Houston & Dallas, signing bonuses for experienced officers run \$7,000 & \$10,000, respectively.

Have you noticed the commercials for teachers? They're designed to point out how rewarding a career in teaching can be, and they're not geared toward hiring for one particular school district. Law enforcement should begin doing the same thing on a national scale. We should market law enforcement as public service at its finest. Imagine if at the end of an episode of "Law and Order" you see a short vignette by a real officer who, in a matter of seconds, provides a real-life example for millions of people of what it's like to work in a meaningful career. Then the ad displays a Web site where those interested can find out more about the vocation, take a sample aptitude and written test, and view a listing of job opportunities around their zip code.

We should start even earlier in the schools. First, by taking the time to model our jobs and make that positive impression among kids often looking for real-life heroes, kids who all too often lack an authority figure at home. Second, by running cadet and explorer programs, which have proven to be a great way to build a steady source of potential officers. Yes, they must be managed, but they have this way of developing an unbelievable level of agency loyalty as youths go through some of the most important years of their life. Think of it as a long-term investment that yields big dividends by providing a steady flow of potential applicants about whom you know much more than

if they have formally retired by allowing them to begin to draw their retirement while working as a peace officer. Some criticize this as double dipping, but it's no different than an officer who retires and gets another job. And most of these arrangements actually save money because they pay a set figure without benefits.

Finally, let's encourage officers to recruit with referral incentives. Who knows better what an agency needs than the officers working the streets of that jurisdiction? In the Los Angeles County Sheriff's Department, an agency looking to hire 1,000 new deputy sheriffs this year and next, a referral program accounts for approximately one-fourth of the new hires. Most agencies find this type of program is very effective because employees tend to recruit quality applicants. After all, they know their life may depend on the person they recruit.

We must stop looking at recruiting as a competition and instead see it as a long-term national challenge. We must collectively pool our efforts through regional advertising, public service announcements, cadet and explorer programs, career-retention incentives and similar efforts designed to improve both the supply and demand sides of the equation. This goes to the very core of our operational ability and should be a priority for us all. —DALE STOCKTON, EDITOR

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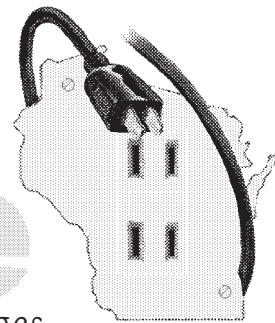
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Illinois: simmering consequences

State lawmakers returning from a spring recess were reportedly not in a hurry to turn down the heat under a simmering pot of ComEd and Ameren rate hikes, rate freezes, and bankruptcy threats, but it all begs the question: how long before the whole mess boils over?

As this edition of *The Wire* went to press, prospects for renewing a rate freeze that expired in January had been diminished by a parliamentary maneuver in the Illinois Senate that would exempt Chicago-based Commonwealth Edison from coverage by the pending bill.

In the original bill, the new one-year rate freeze and rollback would have applied only to downstate Ameren—the other of the state's two largest utilities. An amendment bringing ComEd under the freeze was adopted but then invalidated in the maneuver by Senate President Emil Jones (D-Chicago), a ComEd ally.

Speculation at press time was that the House would restore the language covering ComEd, but that this would result in the bill being killed on its return to the Senate.

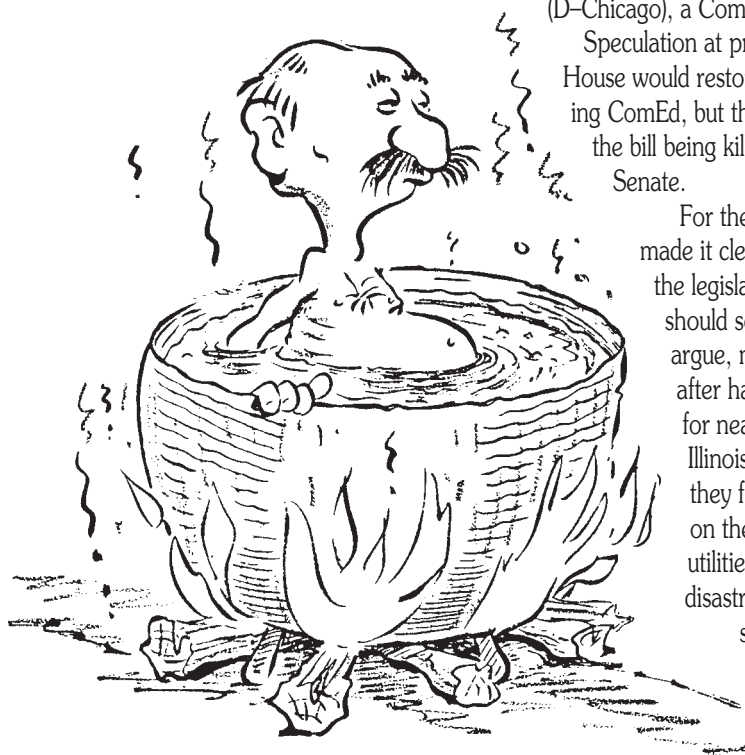
For their part, the utilities have made it clear they intend to fight the legislation in the courts if it should somehow pass. They argue, not implausibly, that after having their rates frozen for nearly a decade under the Illinois restructuring scheme, they face financial difficulty on the order of California utilities forced by that state's disastrous restructuring law to sell power for less than they paid for it.

On the other hand, the Illinois utilities' argument

appeared less than wholly consistent in light of ComEd's offer—made during the last week of April—to rebate \$64 million to residential customers if the utility is allowed to stay out from under a freeze.

Illinois customers have been hit with rate hikes ranging from the mid-20s to more than 50 percent since the freeze expired January 2.

Their chances of getting relief looked to be stymied by at least two factors: the apparent conviction of House Speaker Michael Madigan (D-Chicago) that a freeze on just one utility is a flawed solution and the unalterable fact that a renewed freeze on either one or both still represents a temporary patch on the defective machinery that caused all the trouble in the first place. 💡



Who'll turn ON the lights?

The continued disintegration of restructuring experiments may be a hot topic in states afflicted by the results of their 1990s policy mistakes, but elsewhere the focus—especially among power industry insiders—is a concern for the future, driven by the dwindling supply of qualified workers to perform crucial jobs in the production and delivery of electricity.

An extensive list of invitees, representing investor-owned, municipal, and cooperative utilities; electrical workers' and operating engineers' unions; utility construction-related businesses; transmission operators; and other stakeholders were asked to participate at the end of April in a Utility Workforce Planning Roundtable sponsored in Madison by the state's Public Service Commission and Department of Workforce Development.

The agencies asked participants to discuss utility industry recruitment, training, and development, citing a need for the energy industry to add 10,000 skilled workers every year by 2010. With the impending retirements of existing workers "in record numbers," the agencies said, plans must be made to deal with a "mass exodus" from energy-related industries.

The commission's Strategic Energy Assessment foresees the retirement of as many as 1,300 highly skilled employees from Wisconsin utilities by 2015, and it cites a think-tank analysis that worries about utilities nationwide losing "50 percent of the industry's knowledge assets" in the next several years.

Meanwhile, a Chicago conference scheduled the first three days in May was to focus on the same issues. Billed as the world's leading

Continued on page 3...

THE WIRE is a monthly publication of the *Customers First!* Coalition—a broad-based alliance of local governments, small businesses and farmers, environmental groups, labor and consumer groups, retirees and low-income families, municipal electric utilities, rural electric cooperatives, wholesale suppliers, and an investor-owned utility. *Customers First!* is a coalition dedicated to preserving Wisconsin's reliable and affordable electricity.

If you have questions or comments about THE WIRE or the *Customers First!* Coalition, please call 608/286-0784.



THINKING THINGS THROUGH

By CFC Executive Director John Sumi



Sumi

Wisconsin will soon take a big step forward in its promotion of energy efficiency, as Public Service Commission rules implementing last session's Energy Efficiency and Renewables Act were finalized by the agency and sent to the Legislature for final review.

The rules are the product of a year-long process in which the PSC sought advice from former members of the Governor's Task Force on Energy Efficiency and Renewables, the *Customers First!* Coalition (CFC), other energy policy stakeholders, and the public. The rules went through three different drafts as well as a separate set of decisions by the commissioners that clarified the PSC's interpretation of policy questions not clearly addressed by the wording of the act.

As is often the case when drawing up rules that reflect the participation of a variety of interested parties, even though not all ideas for changes were accepted by the agency it is likely that all parties would agree that the PSC was responsive to their input. The PSC has sent the Legislature a set of rules that will carry out the central goals of simultaneously increasing energy efficiency spending while establishing the funding security for energy efficiency programs that has long been needed. Legislators whose last look at these issues was back in the spring of 2006 when the law was passing both houses by wide margins will likely regard the rules as a fair interpretation of the act.

On a different topic, the past month saw some developments on an issue CFC has been involved with over the past year.

The effort to reform federal rail policy to end the price gouging on coal shipments carried by large railroads received a boost with the introduction of legislation by Congresswoman Tammy Baldwin that seeks to remove the antitrust law exemptions currently held by railroads.

And, on Wall Street as the roar of railroad profits became as loud as a locomotive, Warren Buffett and his Berkshire Hathaway holding company last month became the largest shareholder of the Burlington Northern Santa Fe Railroad—adding a well-known tycoon to the story of growing complaints about monopoly power in the largely deregulated railroad industry. 💡

Don't mess with TXU

Things have gotten a bit testy in Texas. Electric ratepayers have seen huge increases in the cost of power in the years since restructuring, and now the state's largest power producer, Dallas-based TXU, has been accused by regulators of manipulating wholesale markets. With a penalty of more than one-fifth of a billion dollars proposed, TXU officials recently suggested they might shut down some power plants.

The reaction of Kohlberg Kravis Roberts & Co. and Texas Pacific Group, investors in the pending buyout of TXU, suggested an explosion muffled by the icy terms in which their statement was couched.

"TXU's April 2nd letter to the Public Utility Commission [PUC] referencing potential power plant shutdowns was not shared with the investor group in advance, and we strongly disagree with it," the statement said.

Clearly concerned that the takeover might

be adversely affected, the investors added, "We don't own the company. The more quickly this transaction can be completed, the sooner that TXU can set a different course and a new direction, one that encourages open and productive dialogue with regulators, elected officials, and other stakeholders."

Ironically, it was the accusation that TXU had deliberately made some of its power plants unavailable to drive up wholesale prices that led to state regulatory staff recommending a \$210 million penalty that remained under consideration at press time.

If they'd sent their letter to the PUC one day earlier, TXU officials might have gotten away with saying they were just kidding; but then, April Fool's Day fell on a Sunday this year. 💡



Staying mad in Maryland

"A small but angry crowd greeted Maryland's Public Service Commission with jeers and scorn last night during a public hearing on BGE's proposed 50-percent rate increase."

Thus spoke the *Baltimore Sun*, in the lead sentence of an April 19 story demonstrating that, well over a year after the first headlines about mammoth rate increases for customers of

Pennsylvania on deck

"Become an informed consumer," a Pennsylvania utility executive recently advised a group of business customers. In this case, it appears the first step in being informed is to know you'll be paying more for electricity.

Last summer, Pittsburg-based PPL advised state regulators that a 20- to 30-percent rate increase could be expected in 2010. PPL raised rates more than 5 percent last year after raising them more than 8 percent in 2005. The utility has already asked to raise them again, by almost 7 percent, next year.

Rate caps for Pennsylvania utilities expire in different years. PPL's will come off in 2010. According to the *Allentown Morning Call*, none of the utility's residential customers is served by a competing provider because none is offering them a more favorable rate. 💡

Who'll turn ON the lights?

Continued from front page...

conference for the power generation industry, Electric Power 2007 was to feature industry experts commenting on the impact of retirements (especially among skilled trades), a shortage of engineering talent, and professional industry recruitment.

In addition to baby boomer retirements, organizers of the Chicago conference pointed to other factors including growth of energy demand, downsizing, and hiring freezes during the 1980s and '90s, among factors contributing to a shortage of skilled utility workers. 💡

Baltimore Gas and Electric (BGE), customers have not calmed down.

Attendees criticized the commissioners for considering the rate hike, left over from last year's legislative jawboning of BGE when a 72-percent increase was negotiated down to a temporary 15 percent with further discussion promised on the remainder.

According to the *Sun*, some asked why Maryland doesn't undo its 1999 restructuring law. Like those in other states, that law capped electric rates in anticipation of competition taking over to control prices.

But the competition didn't develop and the



rate caps expired last summer, after the basic cost of a unit of electricity had been rising for several years. 💡

Montana on the brink

By the time you read this, Montana may have made it official. At press time, legislators had worked out their last few differences over a bill re-regulating the electric utility industry in a state that's seen disastrous losses of business and jobs resulting directly from an ill-advised adventure in restructuring a decade ago.

Passed by wide margins in both the Republican-controlled Montana House and the Democrat-controlled Senate, the bill was awaiting action by Democratic Governor Brian Schweitzer, who had declined to say whether he would sign, veto, or amend the bill with his partial veto power.

Schweitzer might have good reason for pondering the measure before putting pen to paper. In a story following legislative approval of the bill, the *Great Falls Tribune* reported, "Even backers acknowledge the bill won't bring back the cheap electricity Montanans largely enjoyed prior to deregulation of 1997," adding that the chief advantage of the legislation is the chance it will help stabilize power prices.

As of this October, the bill would lock in the customer base for NorthWestern Energy, seen as a vital inducement for the utility to exercise its right—restored under the bill—to build, own, and/or operate power plants.

With about 300,000 customers, NorthWestern is Montana's biggest utility. But PPL Montana (like NorthWestern, a compo-

nent of the former Montana Power separated in the 1997 restructuring) holds a monopoly on generation in the state.

And that represents another complicating factor. The City of Great Falls and five rural electric cooperatives have banded together to build a 250-megawatt generating station of their own, and some fear allowing NorthWestern to once again operate as a traditional utility will damage the economic viability of that project.

Others oppose the bill for the opposite reason: that NorthWestern has no known plans to build a plant.

Energy-intensive Montana businesses such as aluminum production suffered plant shutdowns and layoffs after traumatic 1990s rate increases, when restructuring drove power providers into the volatile wholesale market to buy electricity for resale. 💡

Energy saver tip

One of these days, you're going to need your air conditioner again. Outdoor units can usually use a cleaning this time of year, so first open the breaker, then give the unit a good bath with a garden hose. Eliminating accumulated leaves and general grime will promote more efficient operation and energy savings for you. 💡

Be sure
to check out the
Customers First!
web site at



www.customersfirst.org



Quotable Quotes

"We are extremely pleased. I think that ComEd better come to the table before it's too late."

—Hinsdale, Illinois, Village Manager Dave Cook, commenting on the 3-1 ratio of voter approval for a referendum authorizing local government to drop Commonwealth Edison's distribution services and form a municipal utility, quoted April 18, 2007, in *Crain's Chicago Business*

Help us share our messages with others. If you know of businesses or organizations that would like to learn more about protecting Wisconsin's reliable and affordable electricity, please feel free to copy and share with them all or part of this newsletter, or you can call 608/286-0784 to arrange an informational meeting.

Customers First!
Plugging Wisconsin In



A Coalition
to preserve
Wisconsin's
Reliable
and Affordable
Electricity

P.O. Box 54
Madison, WI 53701

Customers First!



To: Council
Fr: Mayor

City of Menasha
140 Main Street
Menasha, WI 54952

To Whom It May Concern:

We would like to thank you for the lovely plant that you sent to our parent's funeral. The plant not only expressed your support and understanding, but, it also was such a great example of how a person's legacy grows on even in their absence. We also want to thank you for your financial gift to help with the responsibilities during this time. This isn't an easy time for us right now. It is still hard for us to comprehend that they are not with us anymore.

With our deepest appreciation,

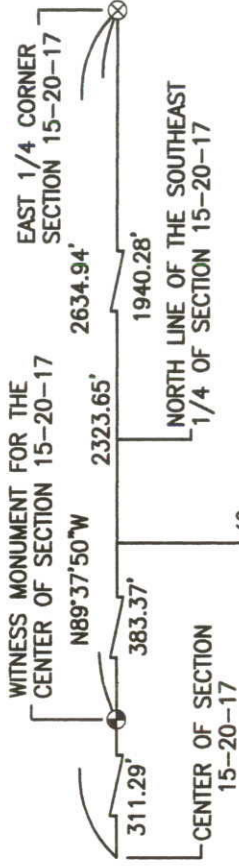
*The Family of
Woody & Dale Weber*

MAY 23 2006

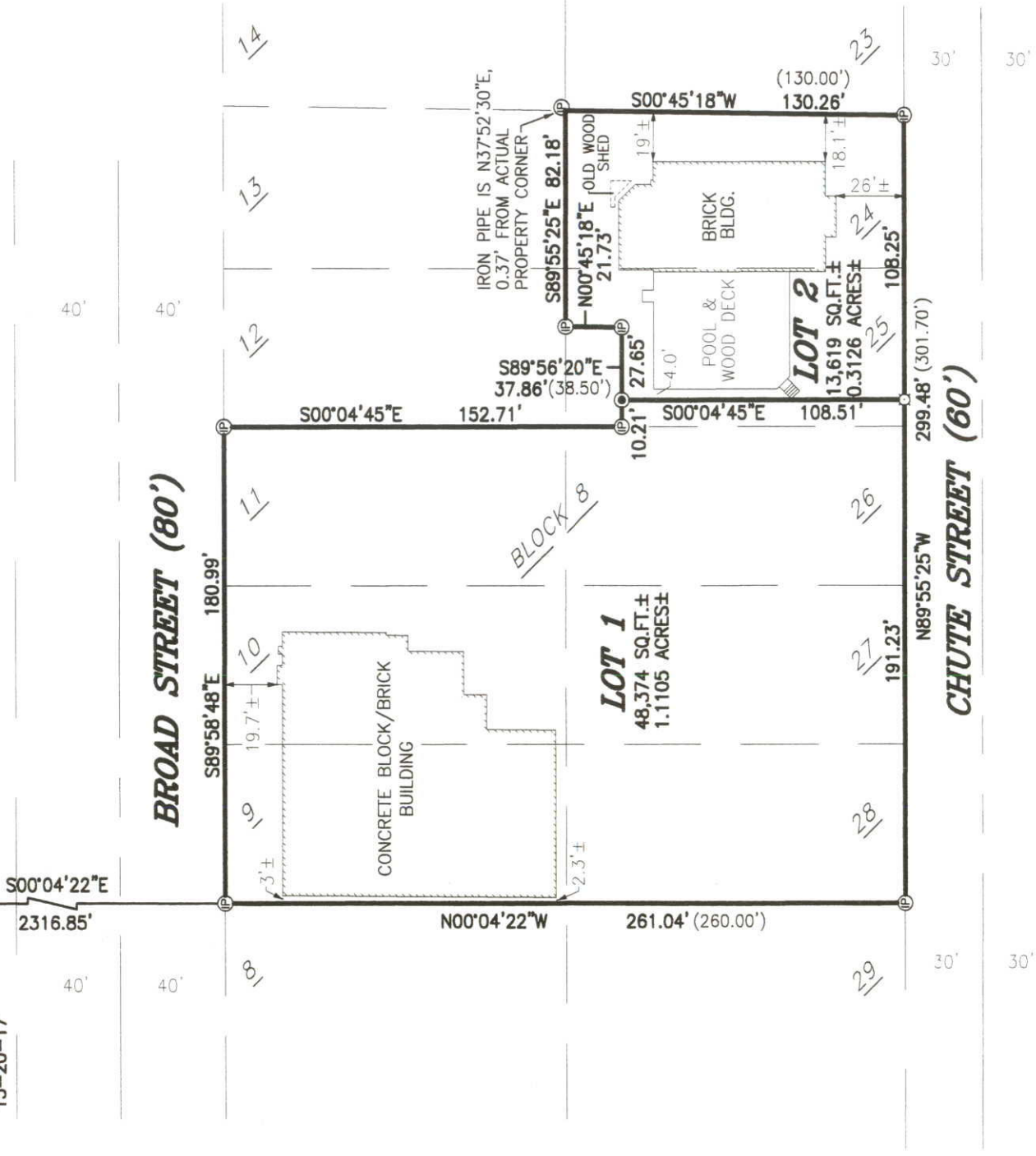
By: Plan Commission
CITY OF MENASHA

CERTIFIED SURVEY MAP NO. _____

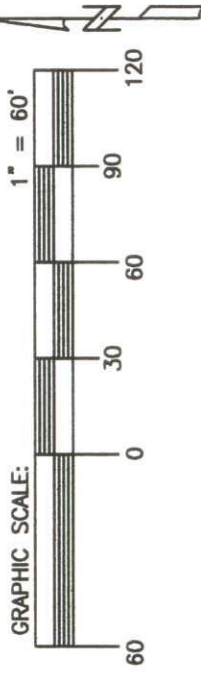
BEING ALL OF LOTS 9, 10, 11, 24, 26, 27 AND 28 AND PART OF LOT 25, ALL IN BLOCK 8 IN THE PLAT OF THE TOWN OF MENASHA TWO ADDITIONS, SECOND WARD, PER THE ASSESSOR'S MAP OF THE CITY OF MENASHA, LOCATED IN SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.



- LEGEND:
- ⊙ = 1" X 24" I.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
 - ⊕ = 1" I.D. ROUND IRON PIPE FOUND
 - ⊙ = SURVEY SPIKE SET
 - ⊙ = BERNTSEN MONUMENT FOUND
 - ⊗ = CHISEL CROSS FOUND
 - () = RECORDED AS DISTANCE



Christopher E. Perreault
4-27-06
CHRISTOPHER E. PERREAULT, RLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A997.80-06 (cp-bw) 4-26-06
DRAFTED BY: DGV



NORTH IS REFERENCED TO THE NORTH LINE
OF THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY
OF MENASHA, WINNEBAGO COUNTY, WISCONSIN,
WHICH IS ASSUMED TO BEAR N89°37'50\"/>



CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:


I, CHRISTOPHER E. PERREAULT, REGISTERED WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 9, 10, 11, 24, 26, 27 AND 28 AND PART OF LOT 25, ALL IN BLOCK 8 IN THE PLAT OF THE TOWN OF MENASHA TWO ADDITIONS, SECOND WARD, PER THE ASSESSOR'S MAP OF THE CITY OF MENASHA, LOCATED IN SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 15; THENCE N89°37'50"W, 1940.28 FEET ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 15; THENCE S00°04'22"E, 2316.85 TO THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK 8 AND THE POINT OF BEGINNING; THENCE S89°58'48"E, 180.99 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF BROAD STREET TO THE EAST LINE OF LOT 11 OF SAID BLOCK 8; THENCE S00°04'45"E, 152.71 FEET ALONG SAID EAST LINE AND THE EAST LINE OF LOT 26 OF SAID BLOCK 8; THENCE S89°56'20"E, 37.86 FEET; THENCE N00°45'18"E, 21.73 FEET TO THE NORTH LINE OF LOT 25 OF SAID BLOCK 8; THENCE S89°55'25"E, 82.18 FEET ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 24 OF SAID BLOCK 8 TO THE EAST LINE OF SAID LOT 24; THENCE S00°45'18"E, 130.26 FEET ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF CHUTE STREET; THENCE N89°55'25"W, 299.48 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF LOT 28 OF SAID BLOCK 8; THENCE N00°04'22"W, 261.04 FEET ALONG SAID WEST LINE AND THE WEST LINE OF LOT 9 OF SAID BLOCK 8 TO THE POINT OF BEGINNING.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF COMMERCIAL ASSOCIATES REAL ESTATE, TOM HEROUX, 130 MAIN ST., SUITE 204, MENASHA, WISCONSIN 54952.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF MENASHA.



 4-27-06
 CHRISTOPHER E. PERREAULT, RLS-2249 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDALE DRIVE P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE 920-731-4168
 A997.80-06 (cp-bw RFR) 4-25-06

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

CITY TREASURER	DATED	COUNTY TREASURER	DATED
----------------	-------	------------------	-------

COMMON COUNCIL RESOLUTION:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA ON THIS _____ DAY OF _____, 2006.

MAYOR	DATED	CLERK	DATED
-------	-------	-------	-------



CERTIFIED SURVEY MAP NO. _____

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

CDFF ENTERPRISES, LLC., AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

CDFF ENTERPRISES, LLC., DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.235.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MENASHA.

IN WITNESS WHEREOF, THE SAID, CDFF ENTERPRISES, LLC. HAS CAUSED THESE PRESENT TO BE SIGNED BY CHRISTOPHER D. FIEDLER, MANAGING MEMBER ON THIS _____, DAY OF _____, 2006.

IN THE PRESENCE OF:

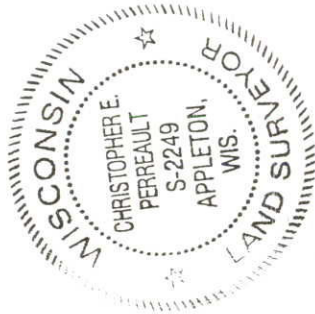
CDFF ENTERPRISES, LLC.

CHRISTOPHER D. FIEDLER, MANAGING MEMBER

STATE OF WISCONSIN)
) SS
COUNTY OF WINNEBAGO)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2006,
CHRISTOPHER D. FIEDLER, MANAGING MEMBER OF THE ABOVE NAMED CDFF ENTERPRISES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID CDFF ENTERPRISES, LLC., AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MANAGING MEMBER AS THE DEED OF SAID CDFF ENTERPRISES, LLC., BY ITS AUTHORITY,

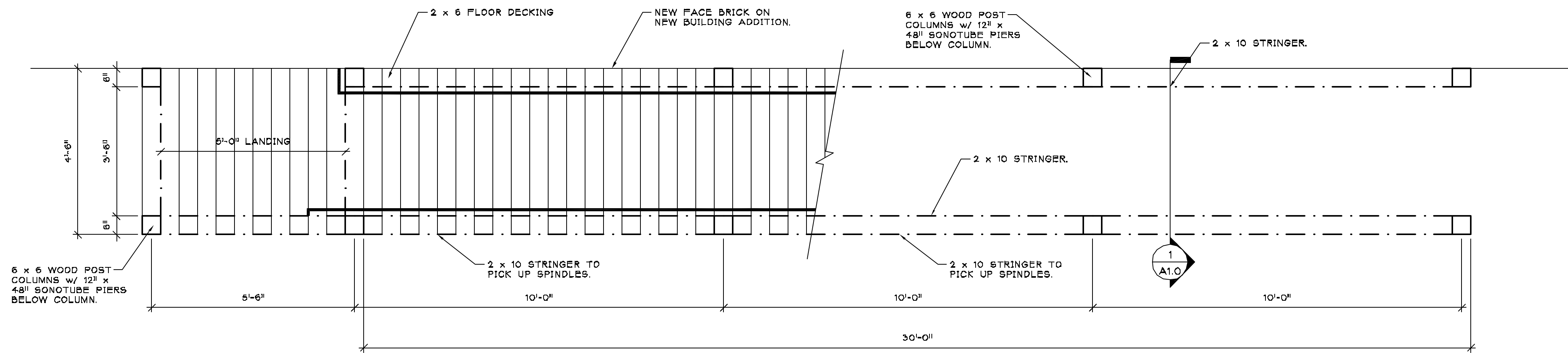
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____.



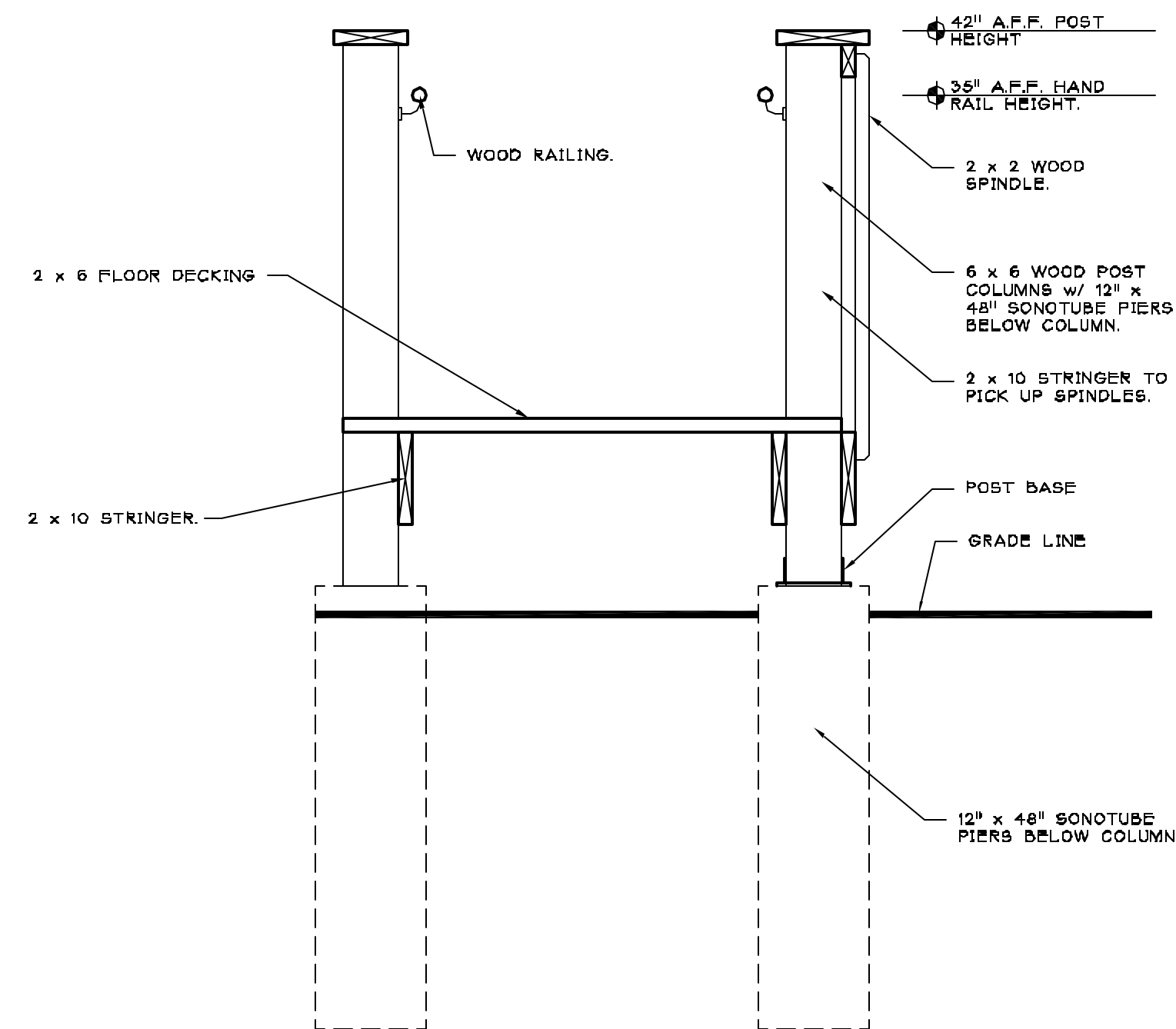
Christopher E. Perreault 4-27-06

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PHONE 920-731-4168
A997.80-06 (cp-bw RFR) 4-25-06

SHEET 3 OF 3 SHEETS



FRAMING PLAN
1/2"=1'-0"



RAMP SECTION
3/4"=1'-0"



OVERALL FLOOR PLAN
1/8"=1'-0"

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ARCHITECT:

K. SPERL

DRAWN BY:

ZACH H

EXPEDITOR:

A. RHODA

SUPERVISOR:

C. MCDANIEL

PRELIMINARY NO:

CONTRACT NO:

35037

DATE:

MAY 8, 2007

SHEET:

A1.0



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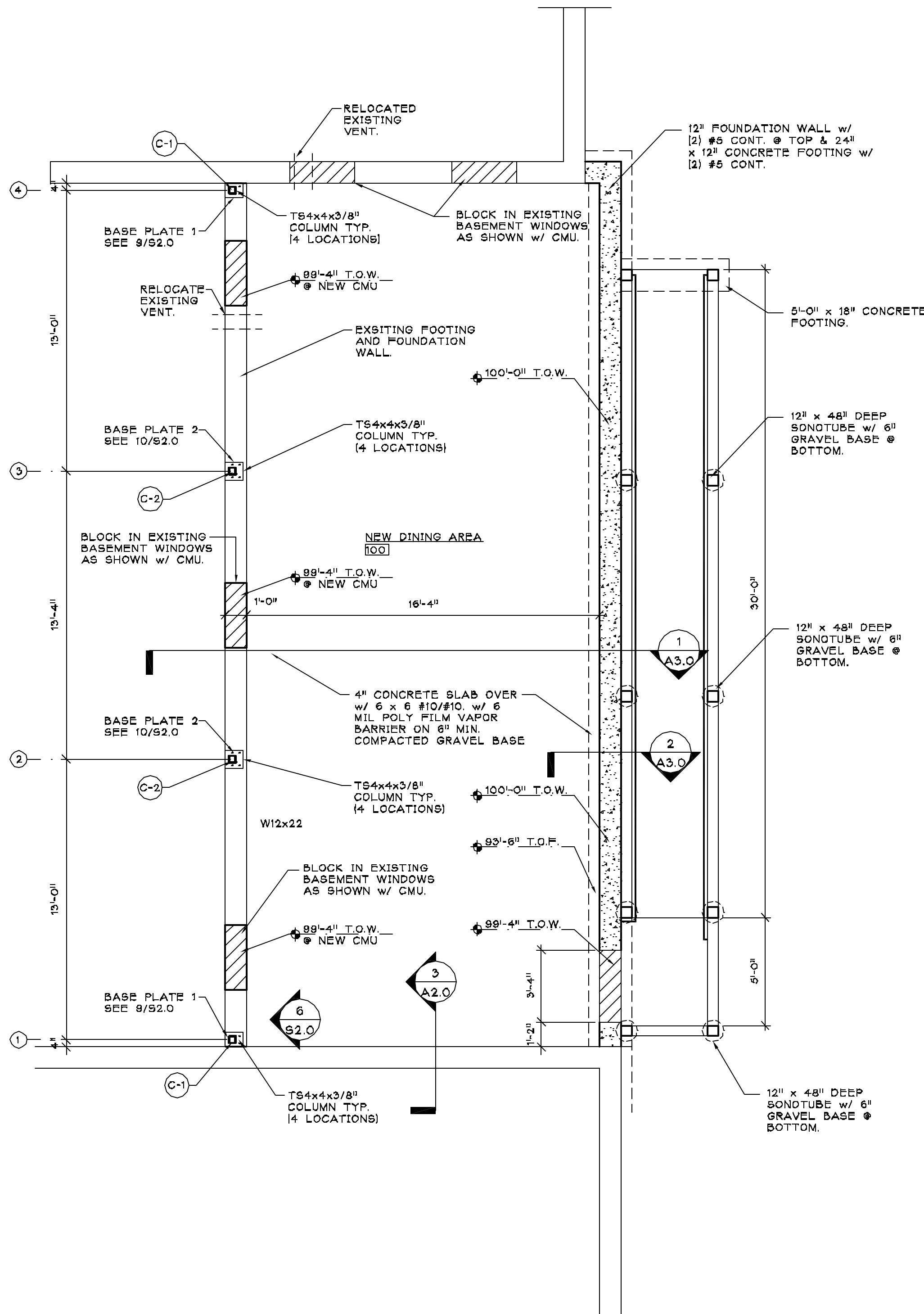
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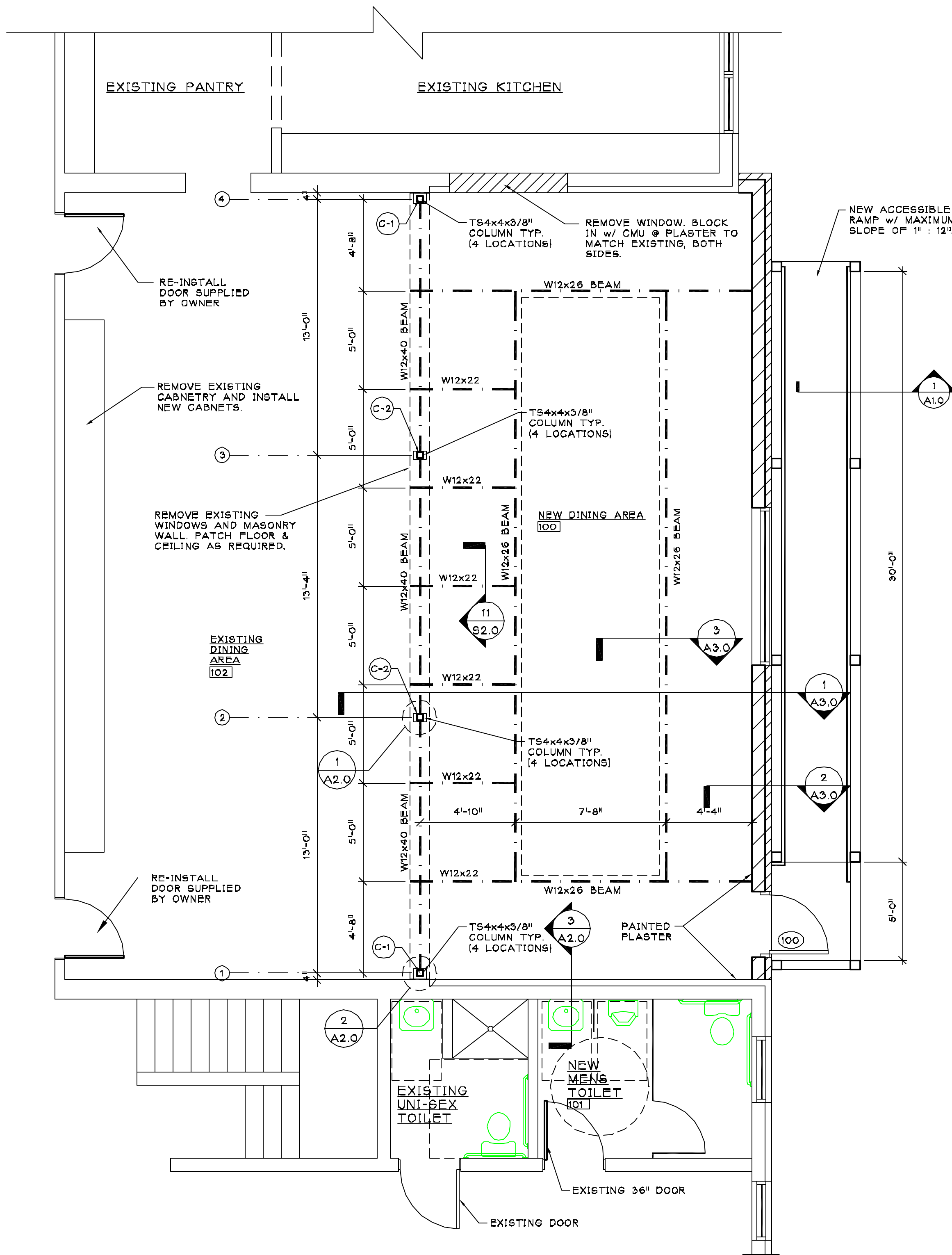
SHEET:

A1.1



FOUNDATION PLAN

1/4"=1'-0"



PROPOSED FLOOR PLAN

1/4"=1'-0"

CLASS "K" FIRE EXTINGUISHER BY OWNER.

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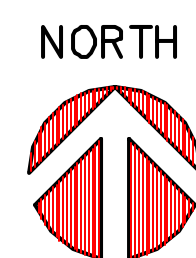
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[illegible]

SHEET: 001 of 0

SP1.0



SITE PLAN

$$\underline{1^{II} = 10^I - 0^{II}}$$

2nd STREET

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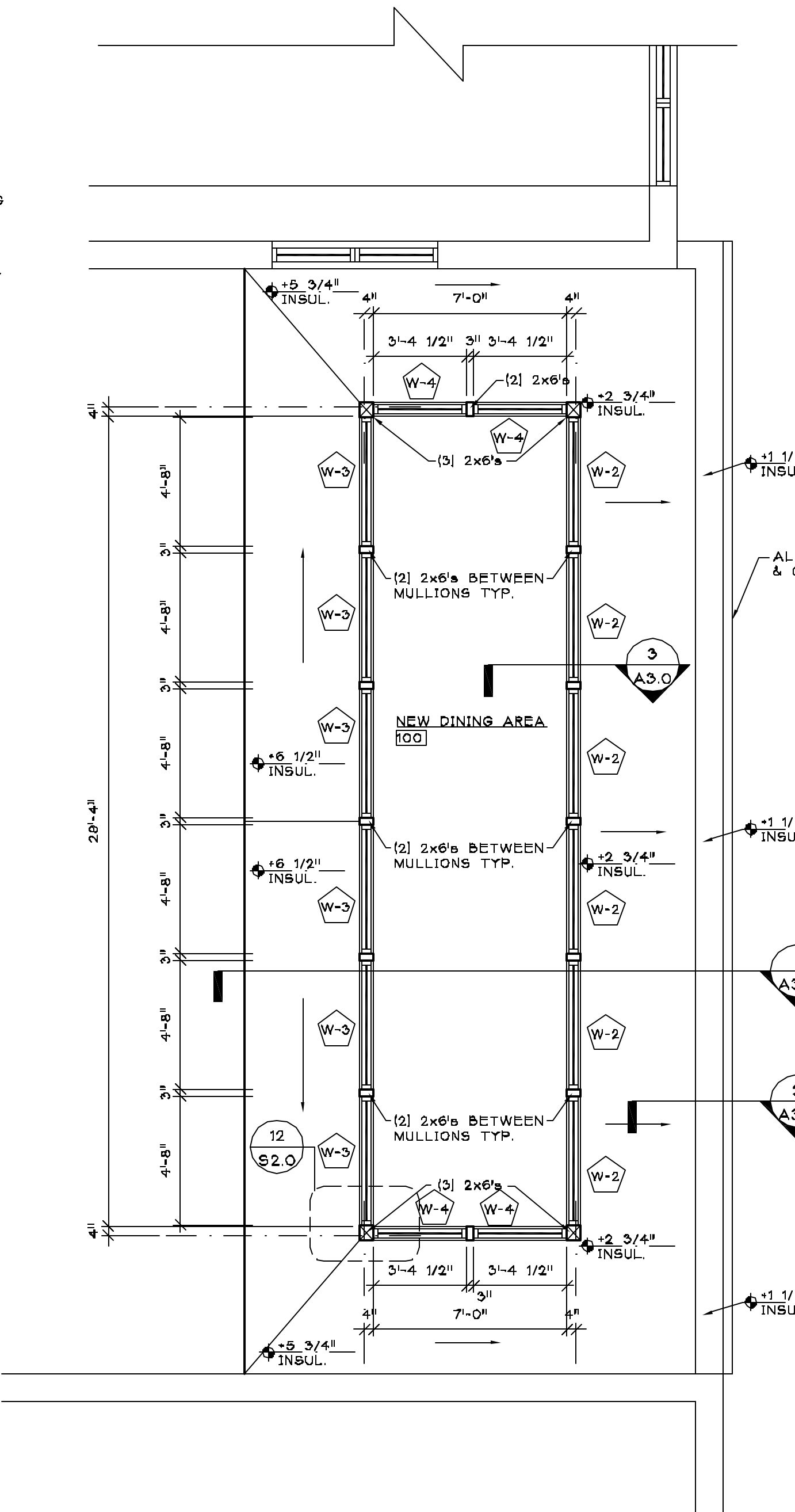
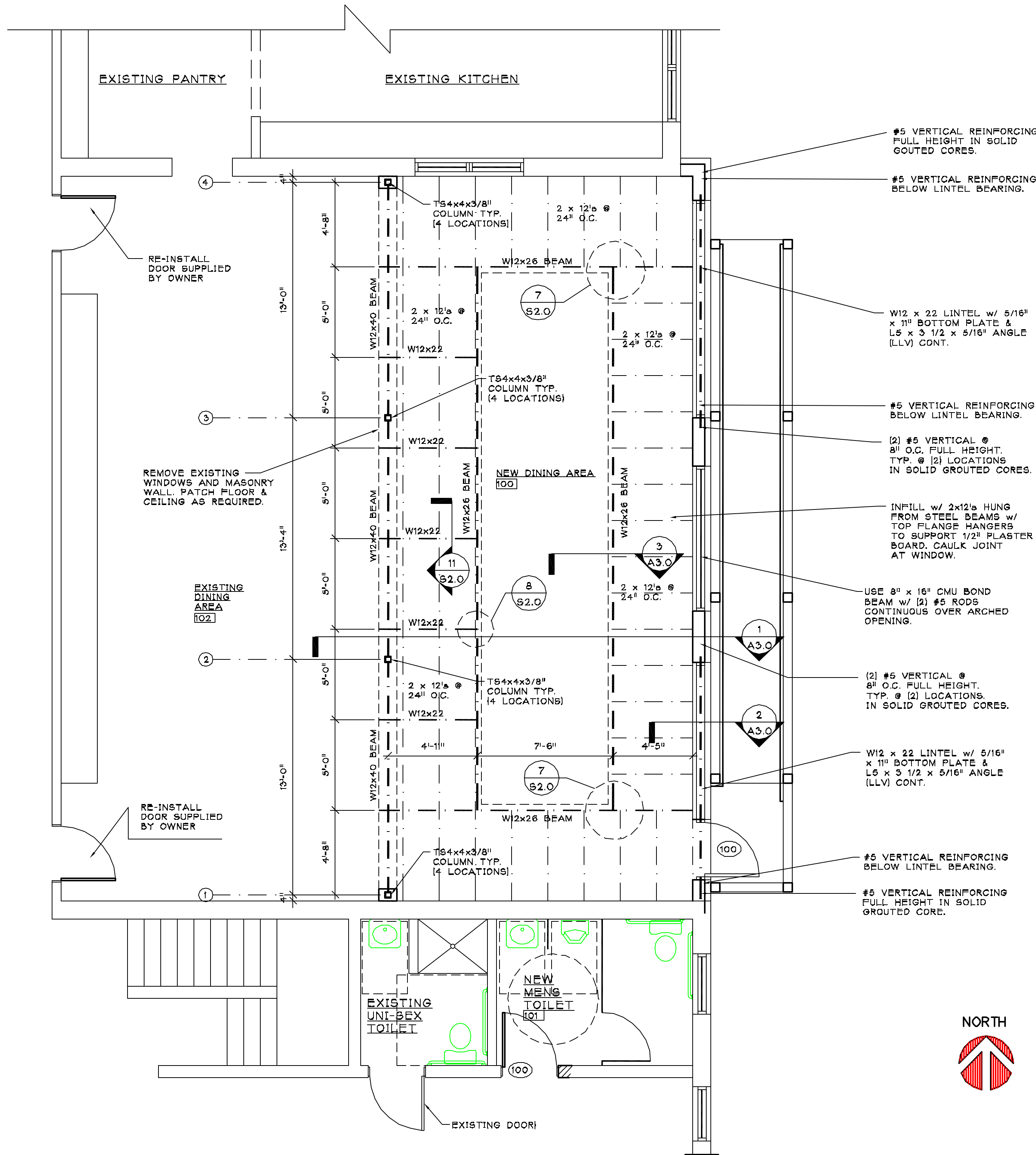
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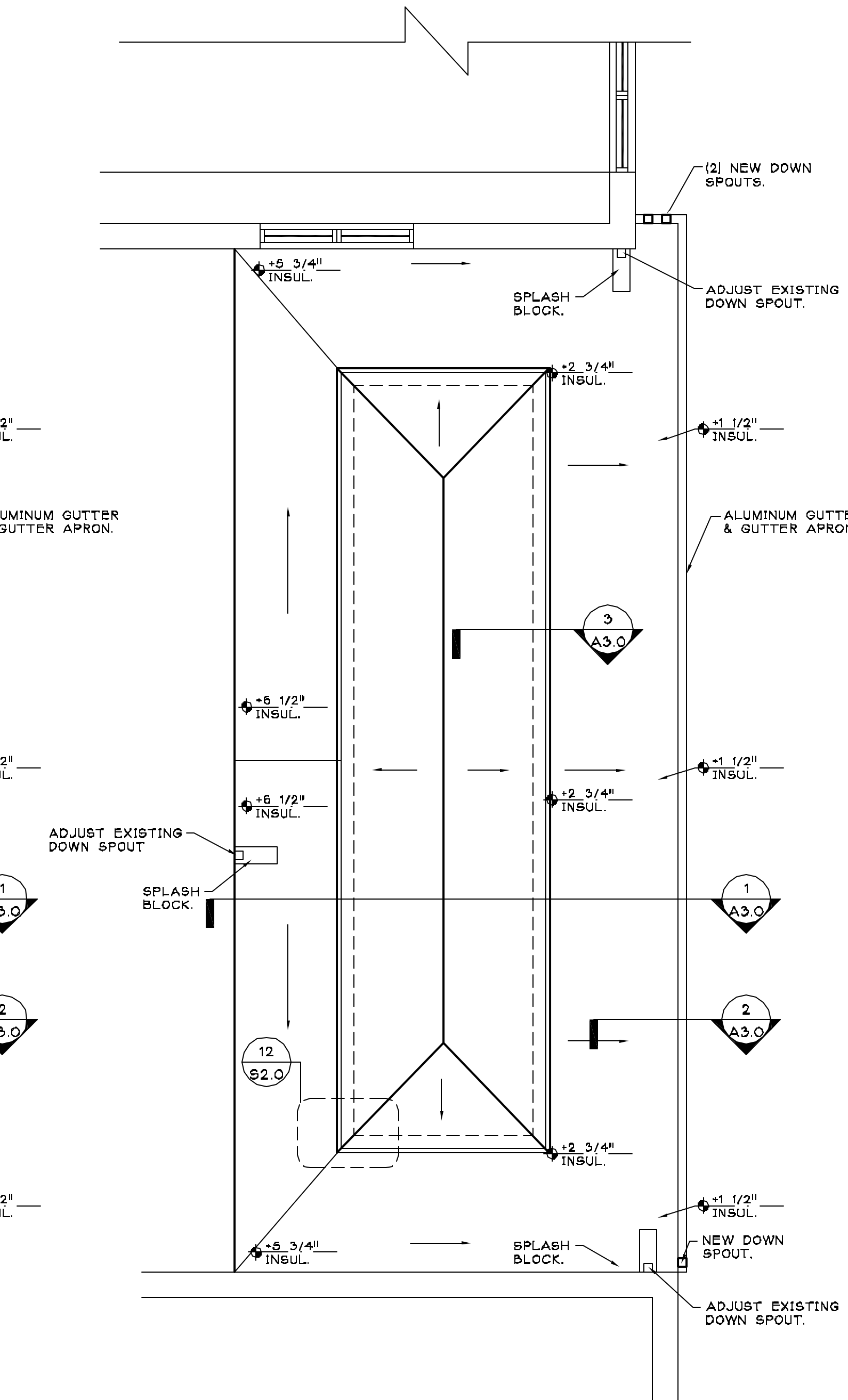
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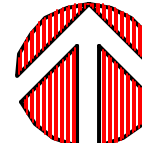


CLEAR STORY FRAMING PLAN
1/4"=1'-0"



ROOF PLAN
1/4"=1'-0"

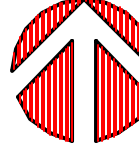
NORTH



STRUCTURAL FRAMING PLAN

1/4"=1'-0"

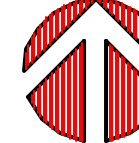
NORTH



CLEAR STORY FRAMING PLAN

1/4"=1'-0"

NORTH



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1/4"=1'-0"

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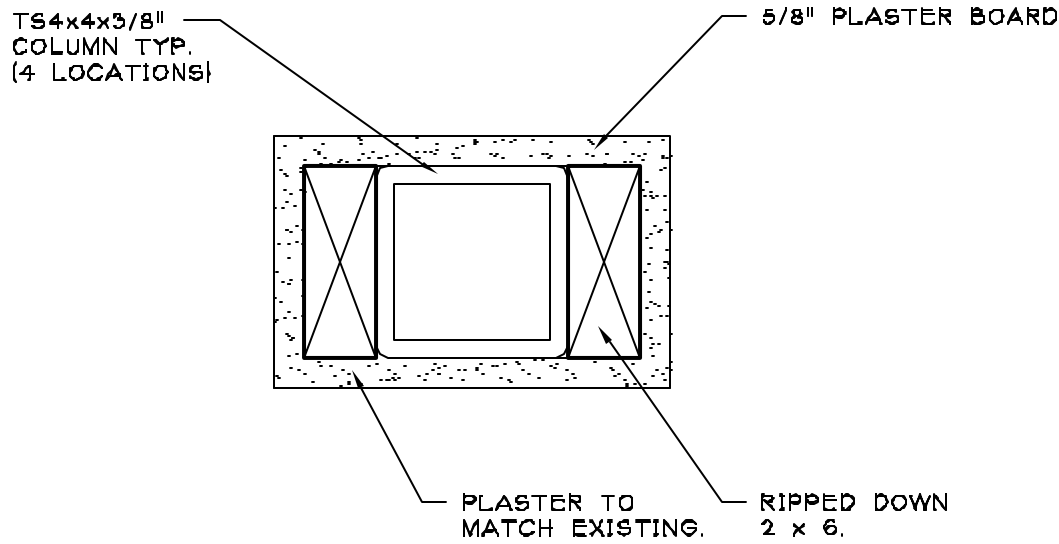
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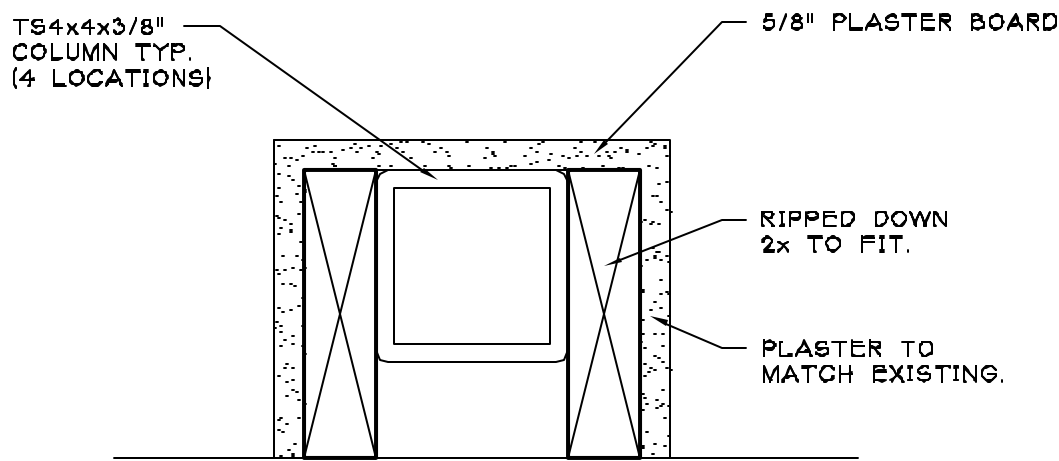
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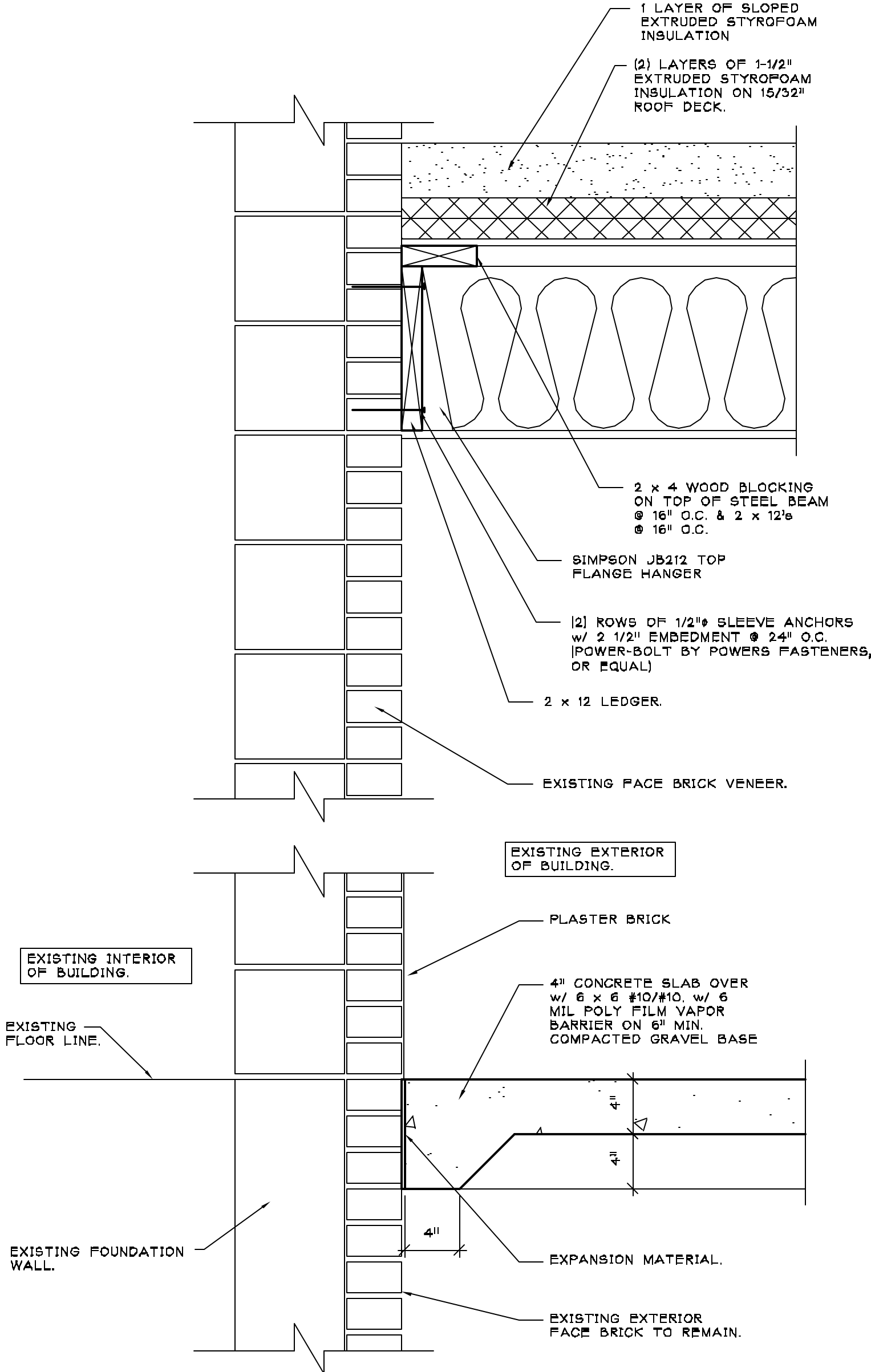
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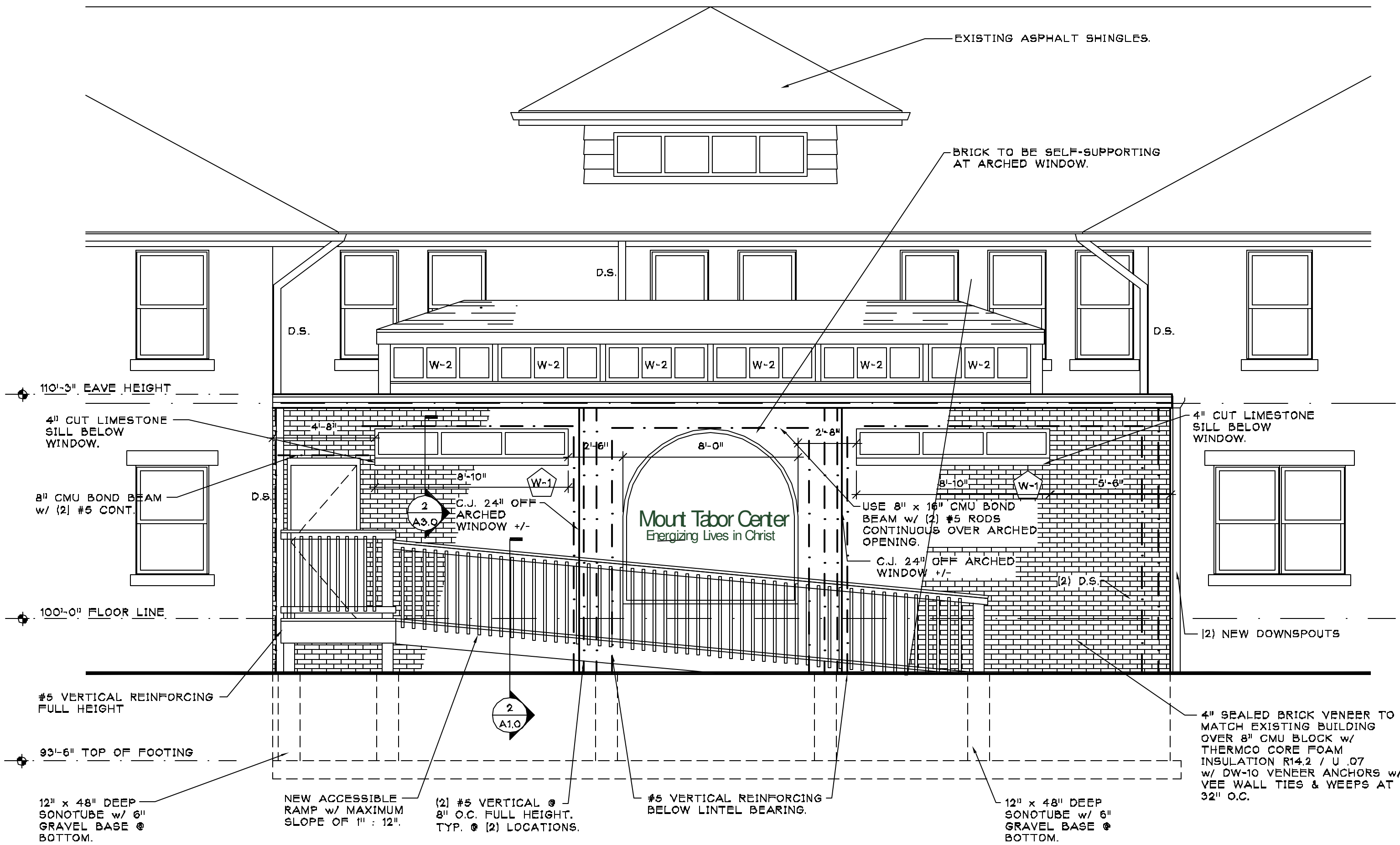
1 COLUMN FURRING DETAIL
SCALE: 3/4" = 1'-0"



2 COLUMN FURRING DETAIL
SCALE: 3/4" = 1'-0"



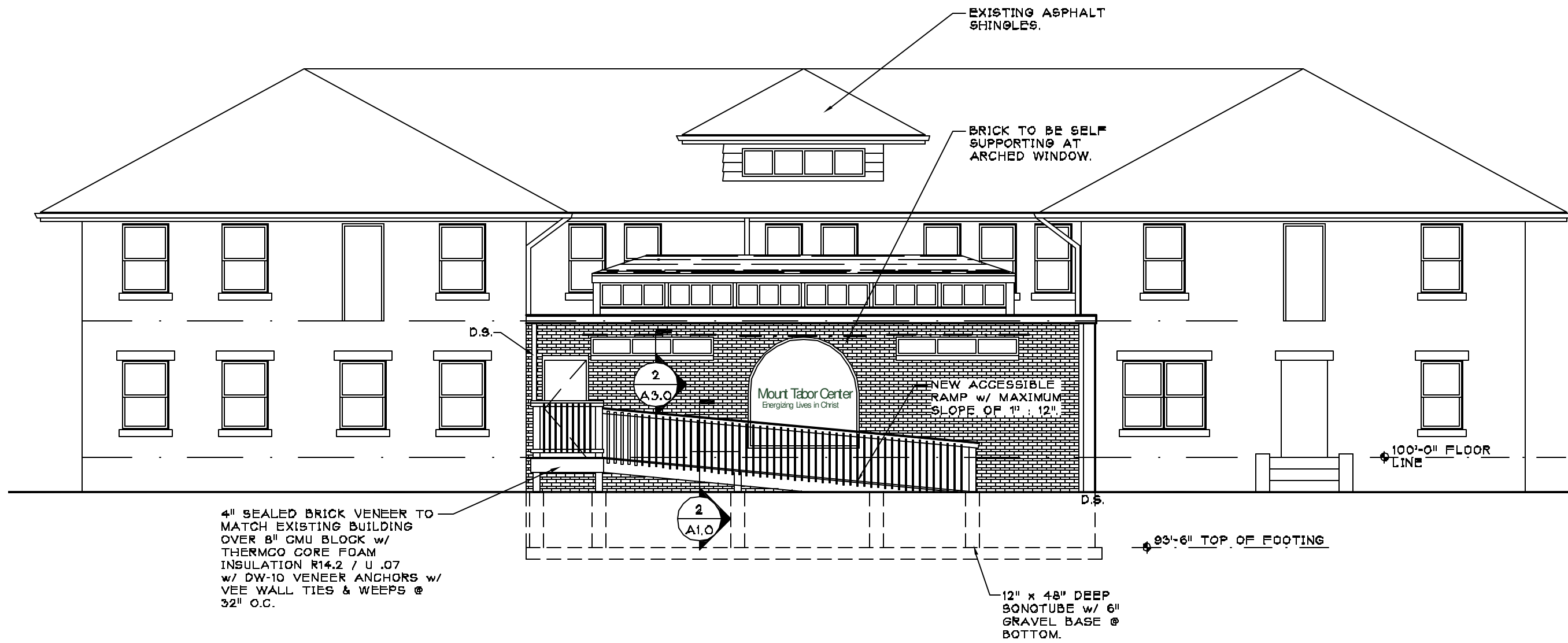
3 CONCRETE SLAB DETAIL
SCALE: 1 1/2" = 1'-0"



PARTIAL EAST ELEVATION

1/4" = 1'-0"

BRICK PATTERN TO INCLUDE
SOLDIER COURSES, HEADER
COURSES, AND RUNNING BOND
COURSES - ALL TO MATCH
EXISTING.



OVERALL EAST ELEVATION

SCALE: 1/8" = 1'-0"



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REVISIONS

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ARCHITECT: K. SPERL

DRAWN BY: ZACH H

EXPEDITOR: A. RHODA

SUPERVISOR: C. MCDANIEL

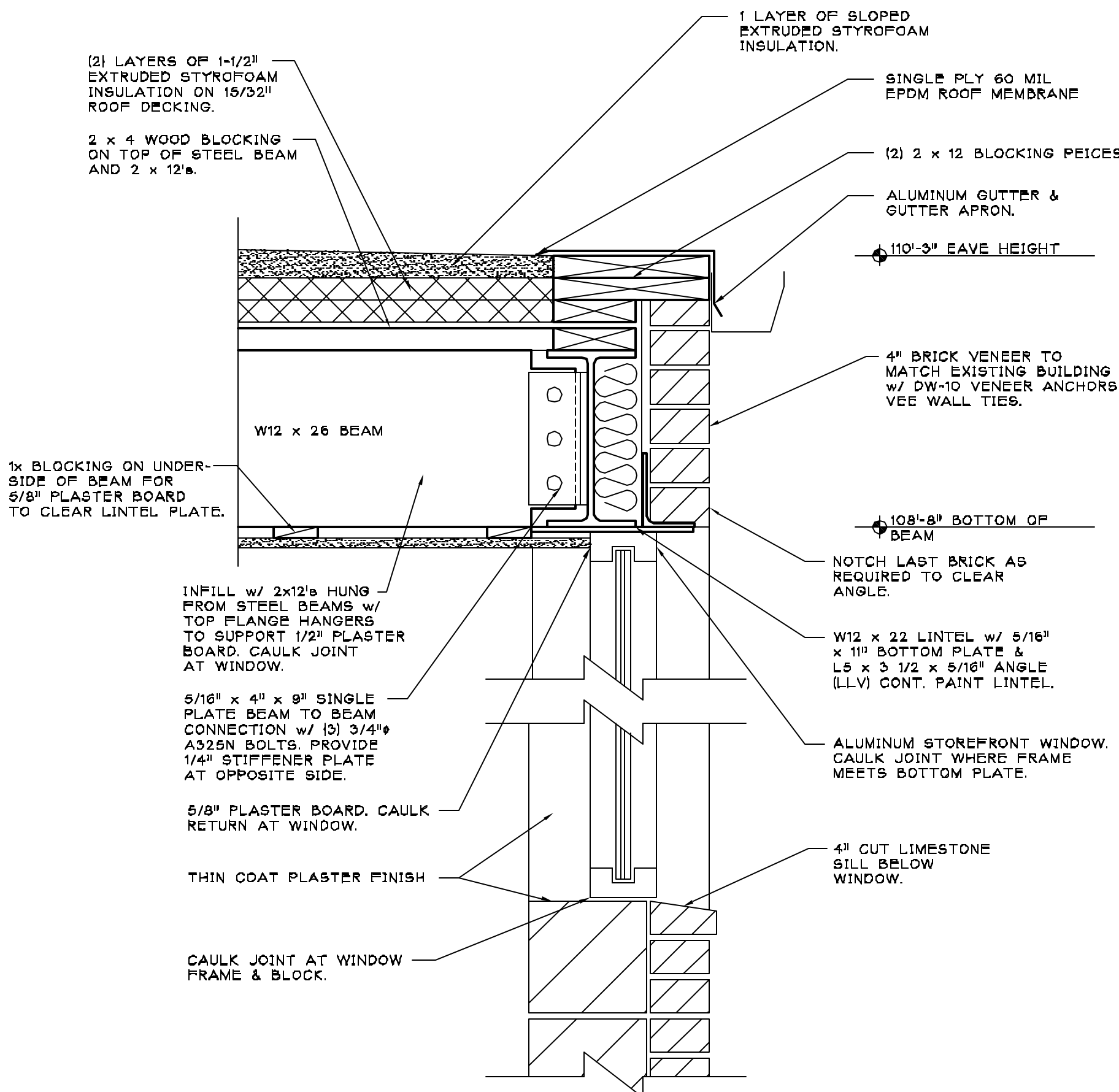
PRELIMINARY NO: ----

CONTRACT NO: 35037

DATE: MAY 8, 2007

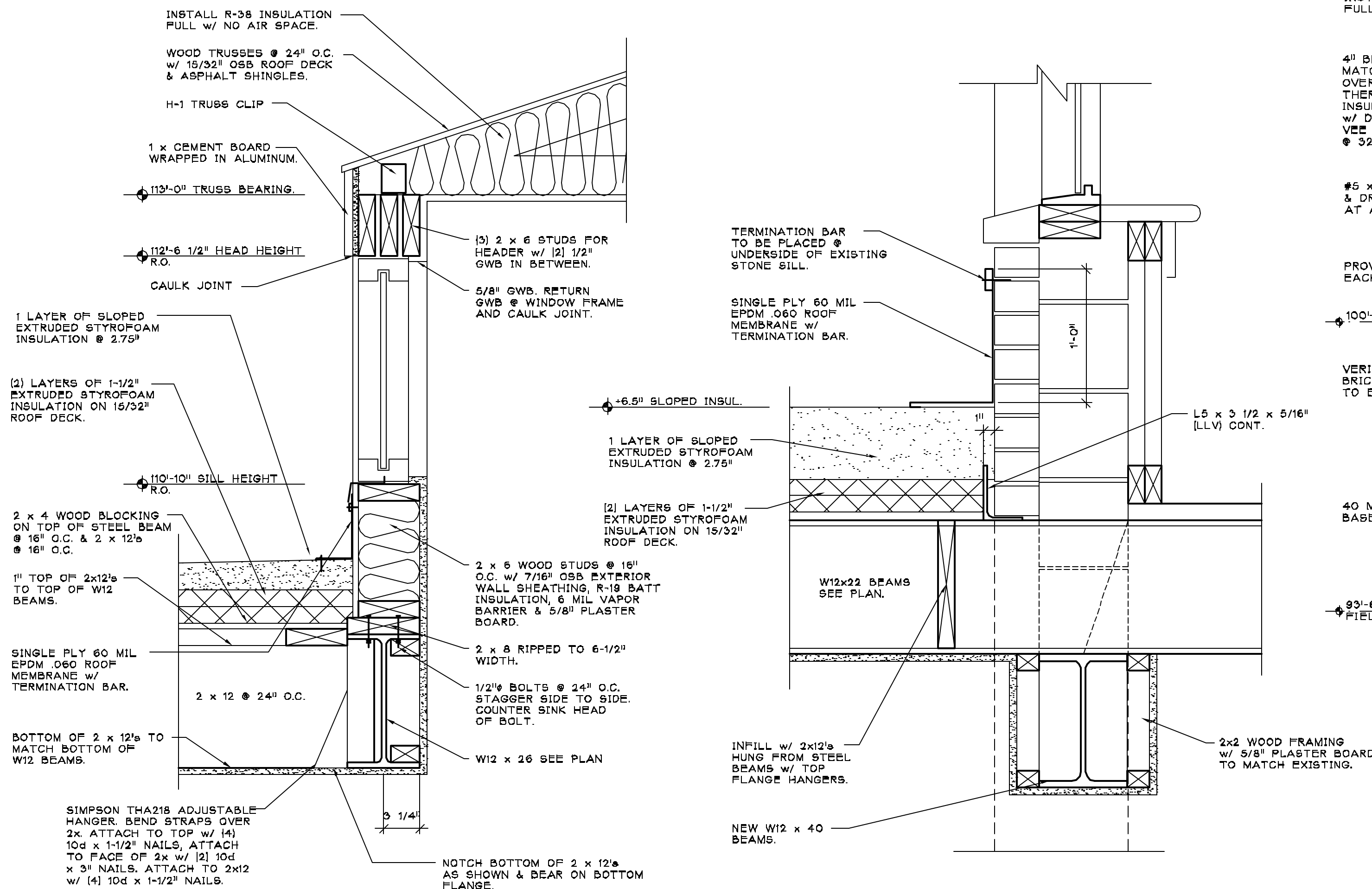
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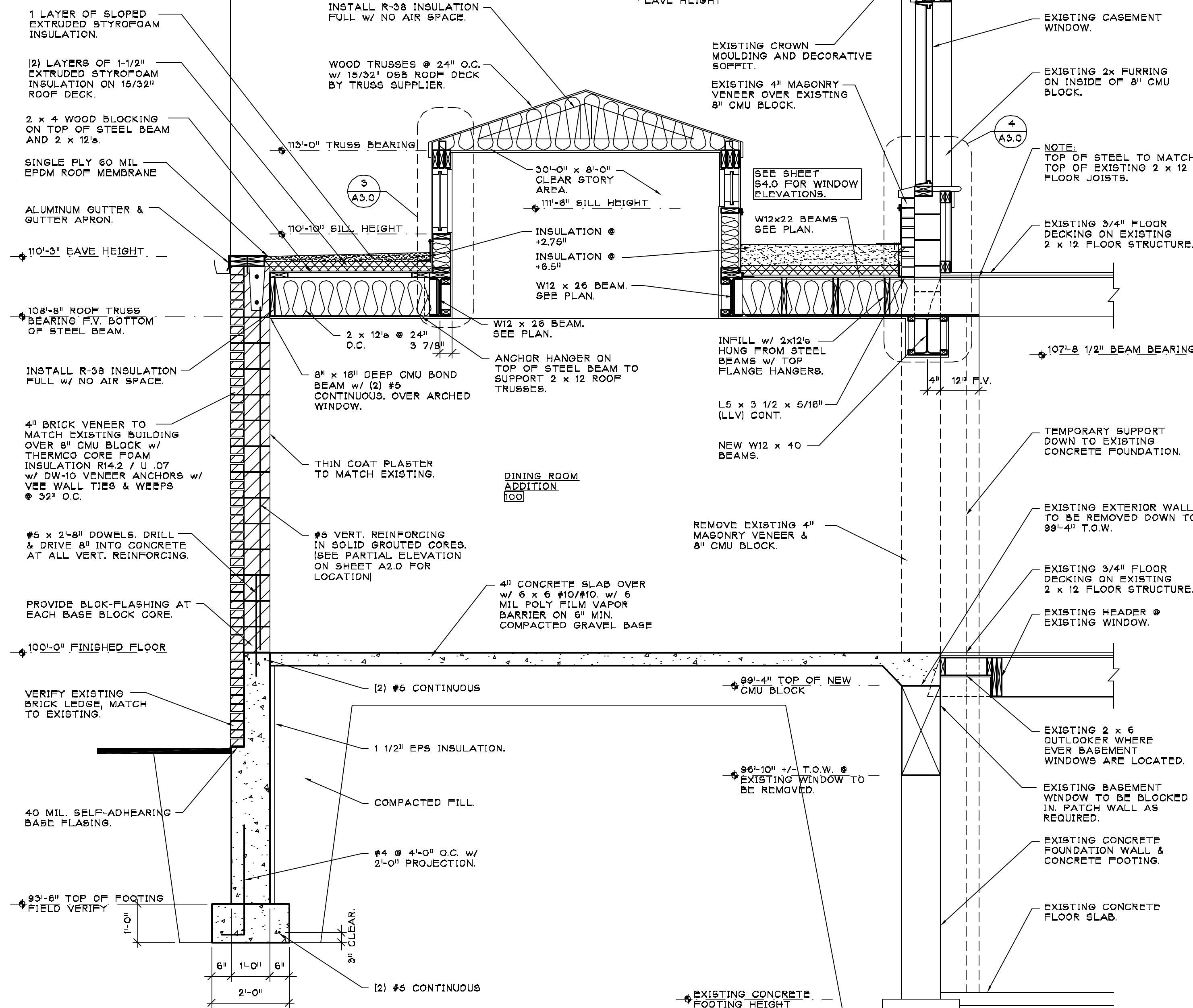
LINTEL DETAIL

1 1/2"=1'-0"



ROOF EDGE DETAIL

1 1/2"=1'-0"



WALL SECTION

1/2"=1'-0"

1. INSTALL NEW BEAMS THRU WALL.
2. SHORE INTERIOR END OF NEW BEAMS.
3. INSTALL CONTINUOUS ANGLE TO SUPPORT MASONRY VENEER (ANGLE SUPPORTED BY BEAMS)
4. DEMO EXISTING MASONRY WALL.
5. INSTALL NEW T84 x 4 x 3/8" COLUMNS & W12 x 40 BEAMS.

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WISCONSIN

MENASHA,

PROPOSED ADDITION FOR

MOUNT TABOR CENTER

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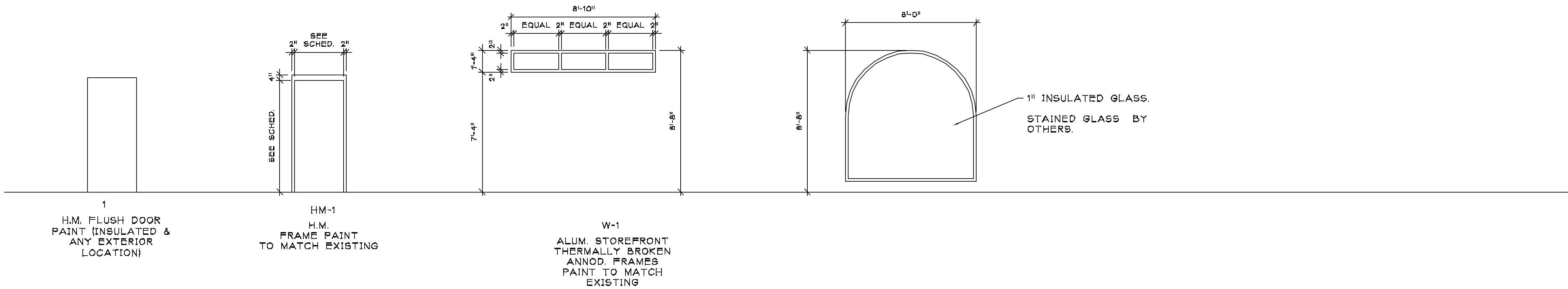
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DATE:

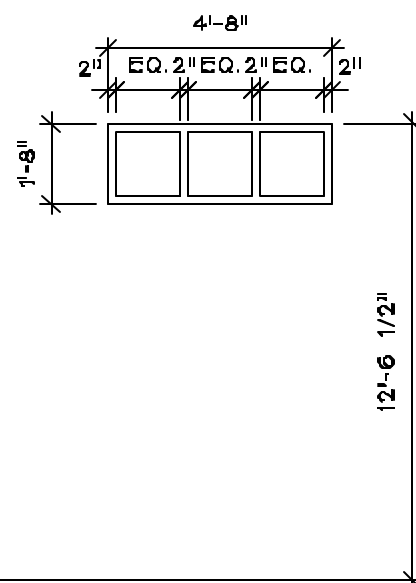
MAY 8, 2007

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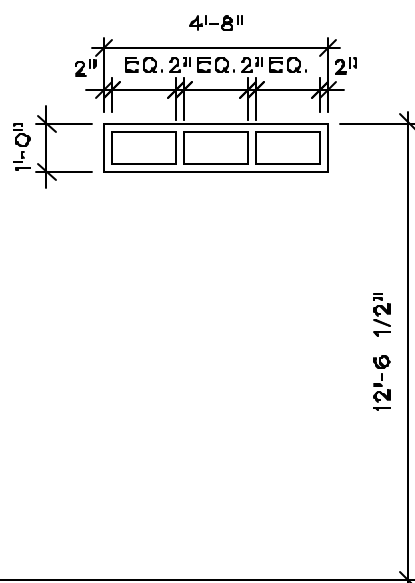


1 DOOR TYPES

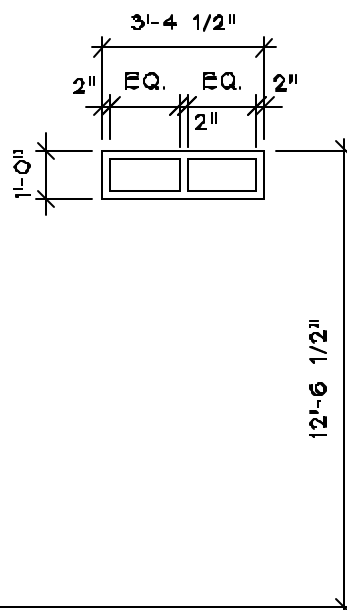


W-2
ALUM. STOREFRONT
THERMALLY BROKEN
ANNOD. FRAMES
PAINT TO MATCH
EXISTING

2 DOOR/WINDOW FRAMES



W-3
ALUM. STOREFRONT
THERMALLY BROKEN
ANNOD. FRAMES
PAINT TO MATCH
EXISTING



W-4
ALUM. STOREFRONT
THERMALLY BROKEN
ANNOD. FRAMES
PAINT TO MATCH
EXISTING

2 DOOR/WINDOW FRAMES

DOOR SCHEDULE												
DOOR								FRAME		DETAILS	REMARKS	
TAB	FROM	TO	HAND	MATERIAL	SIZE	LITE	TYPE	RATING	MATERIAL	TYPE		
100	EXTERIOR	DINING AREA	LHR	H.M.	3'-0" x 7'-0"	---	2	----	H.M.	HM-1	---	GLOSER, LOCKSET, PUSH/PULL

GENERAL NOTES:

- ALL EXTERIOR STEEL DOORS WILL BE PAINTED
- ALL PLASTERBOARD WILL BE SKIP TROWEL THIN COAT TEXTURE
- PLASTERBOARD WILL RECEIVE PRIMER PLUS (2) COATS OF EGG SHELL LATEX PAINT.
- VINYL COMPOSITION FLOOR TILE SHALL BE 12" x 12" x 1/8" TILE ADHESIVE APPLIED TO CONCRETE FLOORS. BASE SHALL BE 4" HIGH EXCEPT IN BATHROOM AREAS WHICH WILL BE 6" VINYL BASE ADHESIVE APPLIED TO WALLS WITH COVED PROFILE.
- LAMINATE SILL @ 8'-0" WINDOW ONLY.

ROOM FINISH SCHEDULE										
ROOM		FLOOR	BASE	WALLS				CEILING		REMARKS
MARK	NAME			NORTH	SOUTH	EAST	WEST	MAT.	HGT.	
100	DINING AREA	V.C. TILE	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED BLOCK	PAINTED PLASTER	PAINTED PLASTER	VARIES	
101	MEN'S TOILET	V.C. TILE	6" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	8'-6"	
102	EXISTING DINING AREA	V.C. TILE	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	8'-6"	

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WISCONSIN

MOUNT TABOR CENTER

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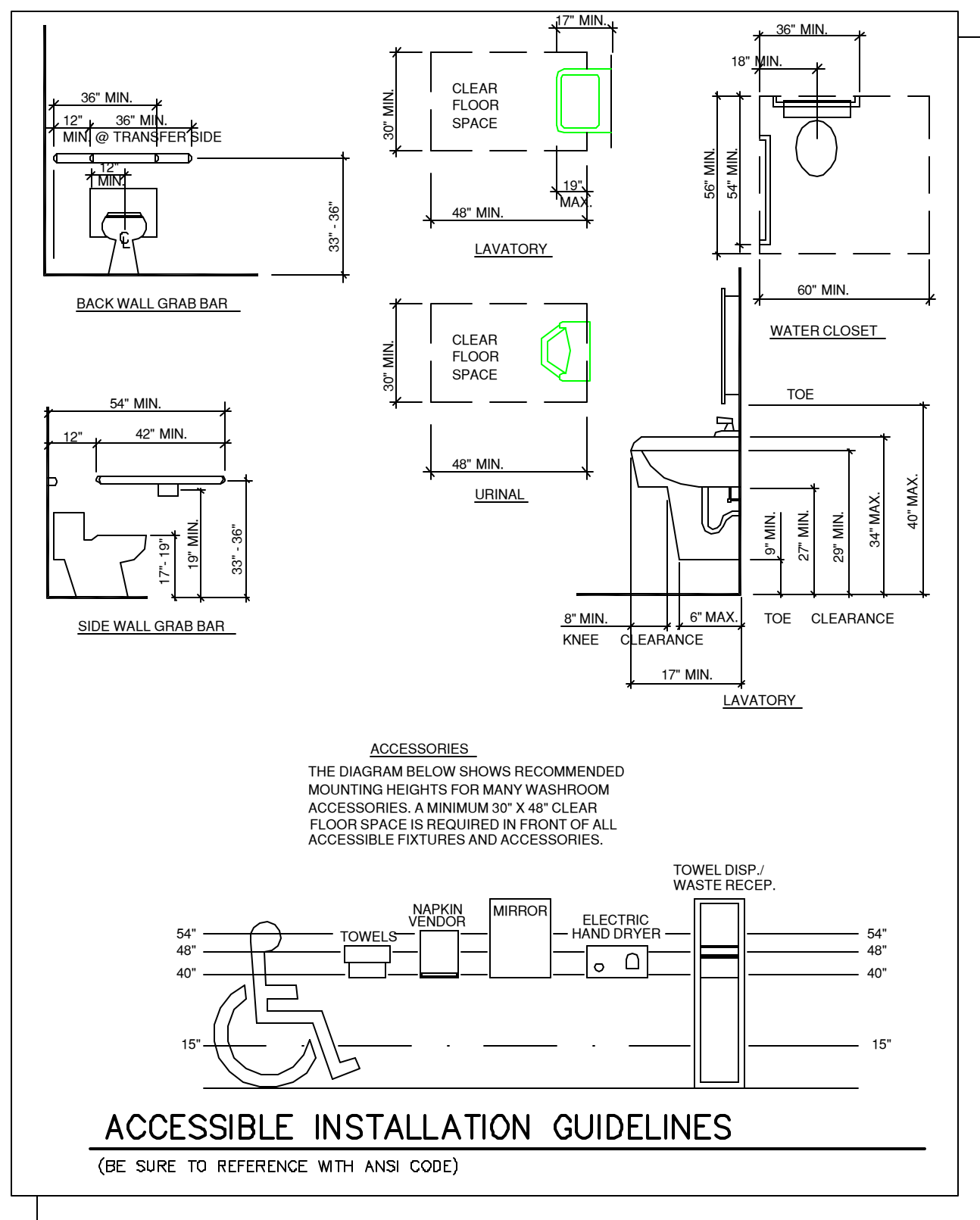
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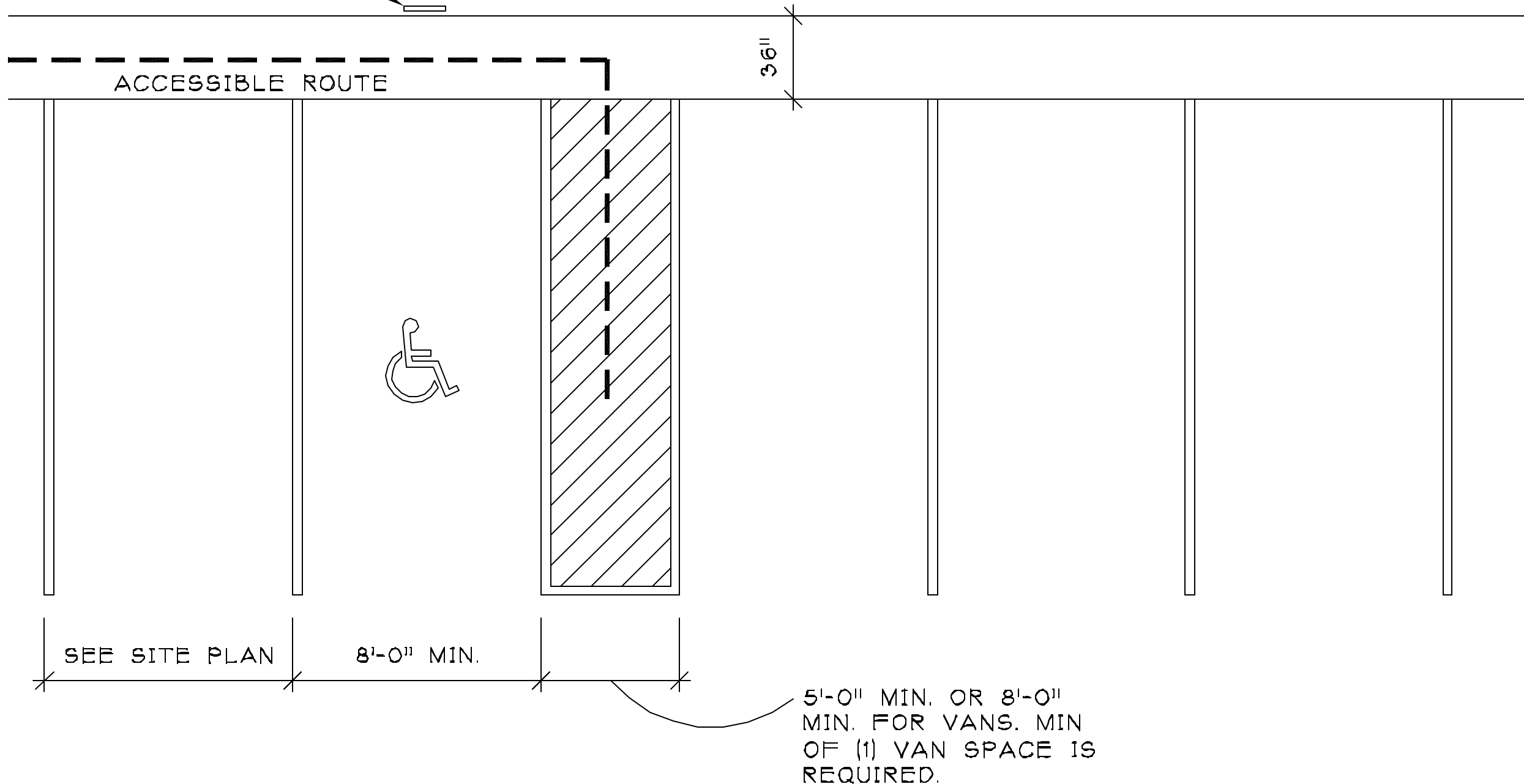
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WALL OR POST MNT'D SIGN AT EACH SPACE



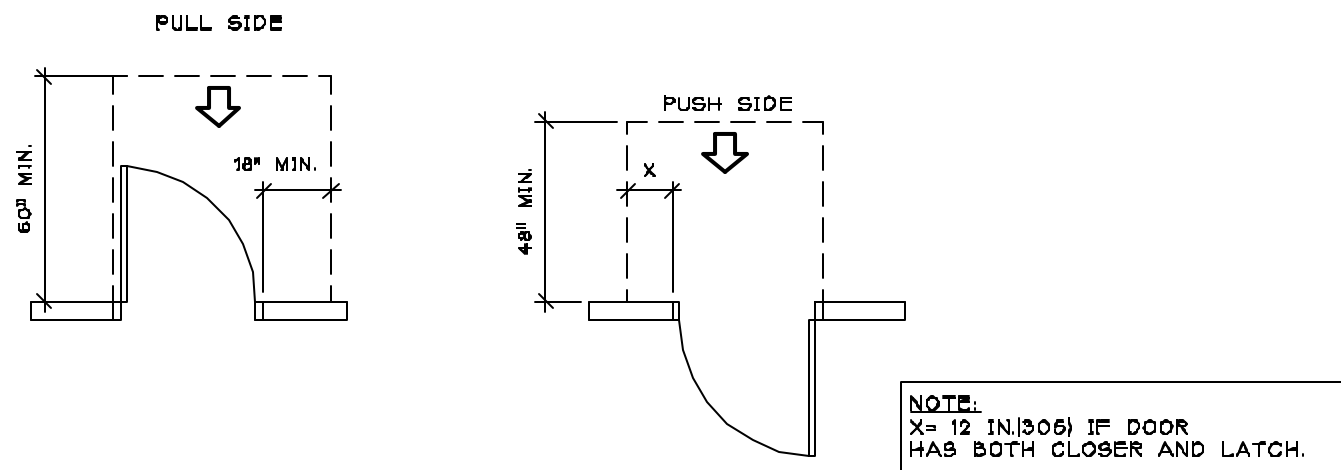
HANDICAPPED PARKING SPACES

THE MAXIMUM SLOPE AT PARKING SPACES IS 1:50 (4.6.2)

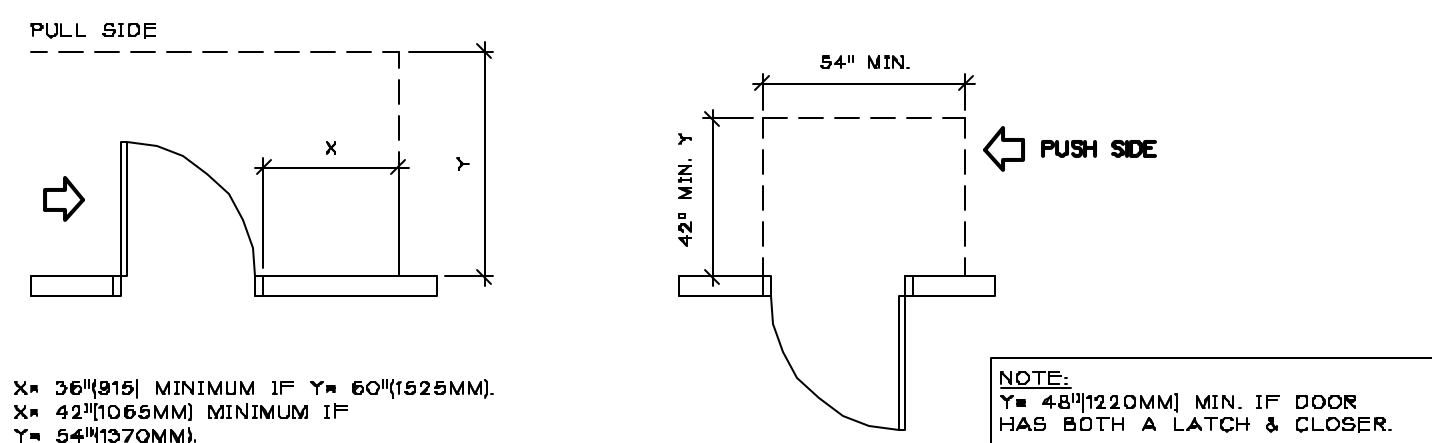


IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON) BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE: TRANS #200.07

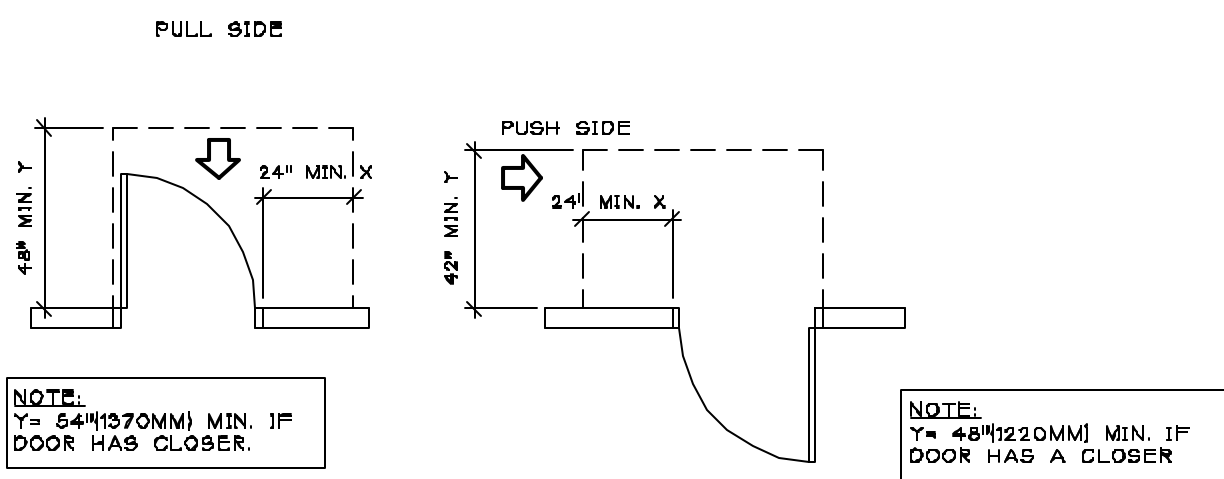
INTERNATIONAL SYMBOL OF ACCESSIBILITY
NO SCALE



FRONT APPROACHES - SWINGING DOORS



HINGE SIDE APPROACHES - SWINGING DOORS



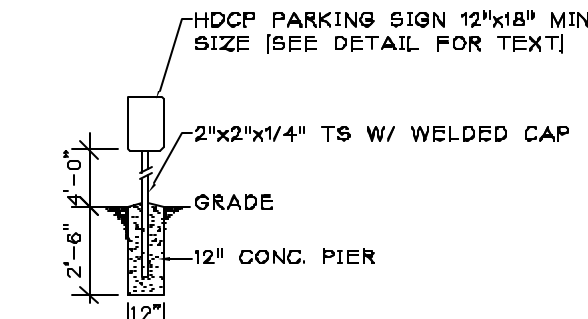
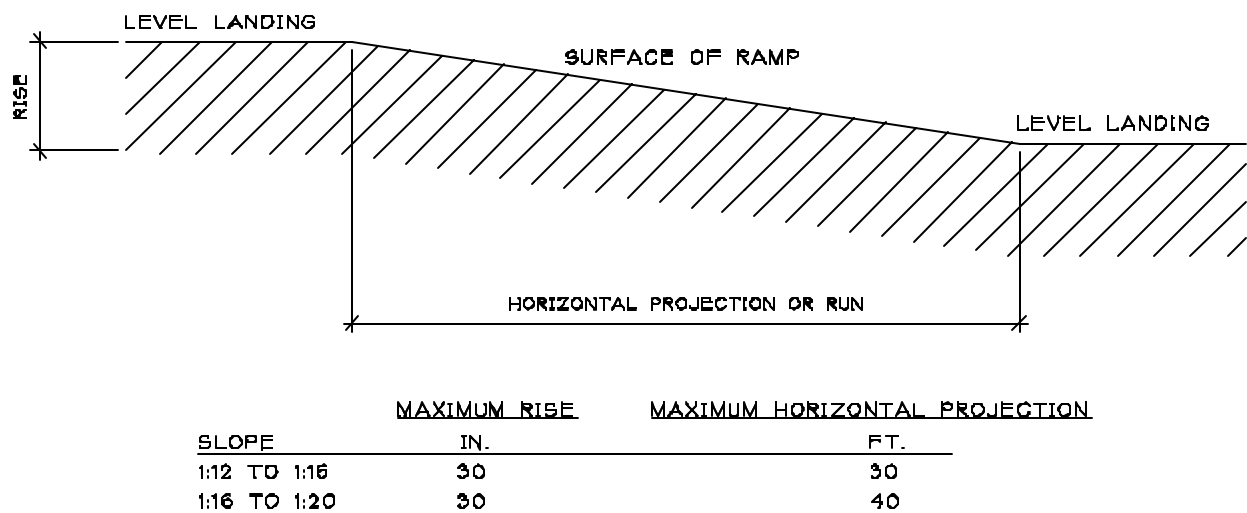
LATCH SIDE APPROACHES - SWINGING DOORS

MANEUVERING CLEARANCES @ DOORS
SCALE: NO SCALE

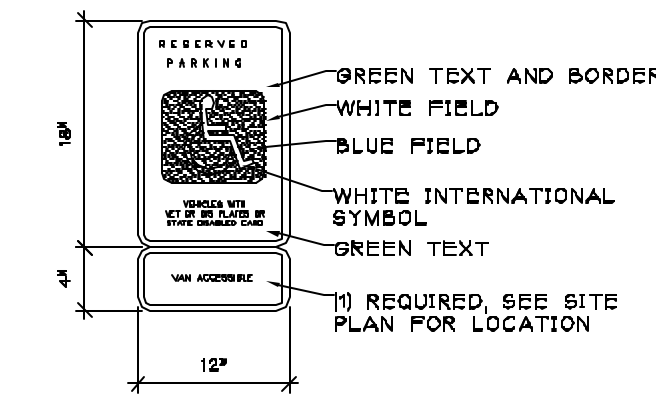
4.6.1.3 GENERAL
ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.6.

4.6.1.4 SLOPE AND RISE
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30" (SEE FIGURE 16). CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OR FACILITIES MUST HAVE SLOPES AND RISES AS ALLOWED IN 4.6.1.4(A). IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

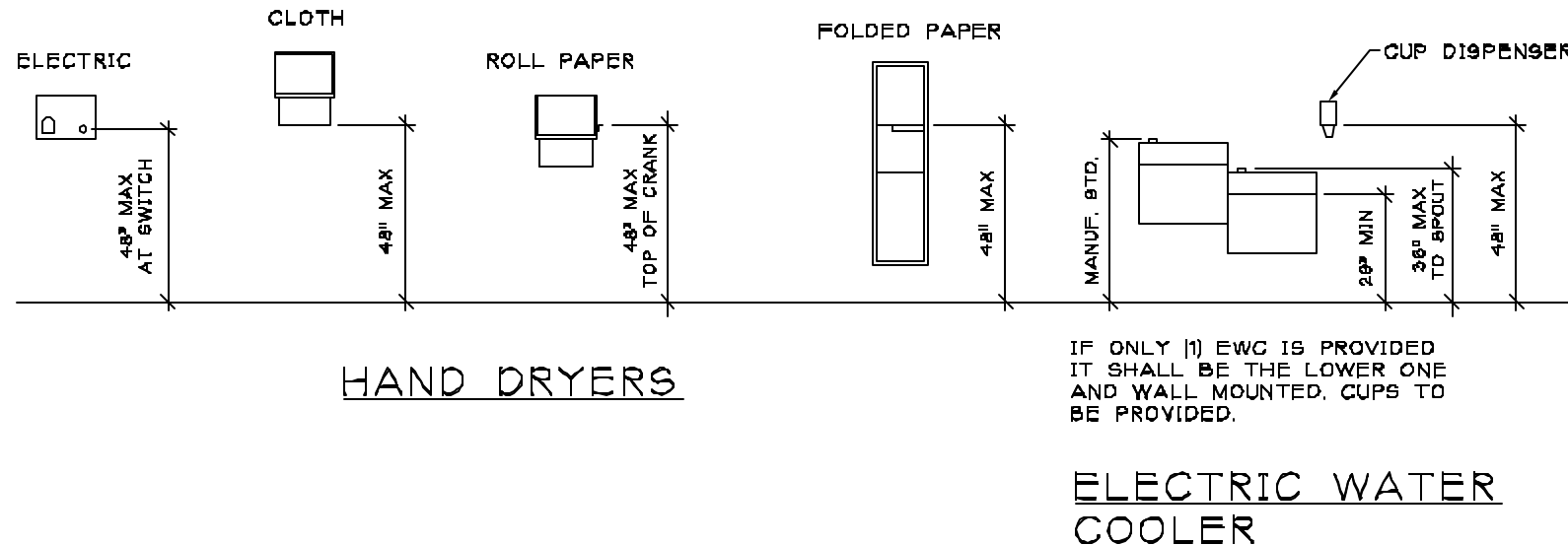
SINGLE RAMP RUN
SCALE: 1/4" = 1'-0"



SIGN POST DETAIL



PARKING SIGN DETAIL
NO SCALE



HAND DRYERS

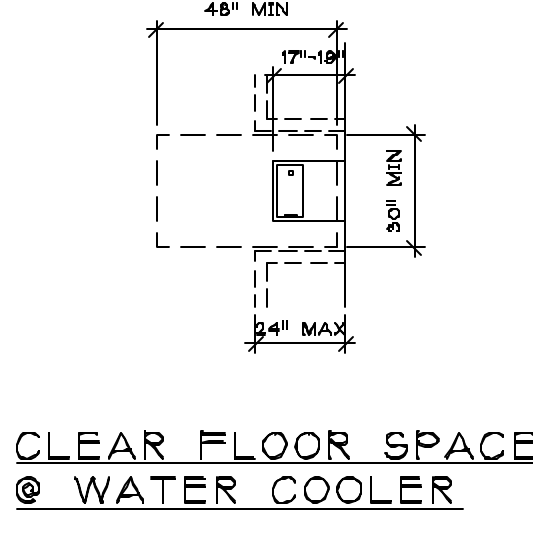
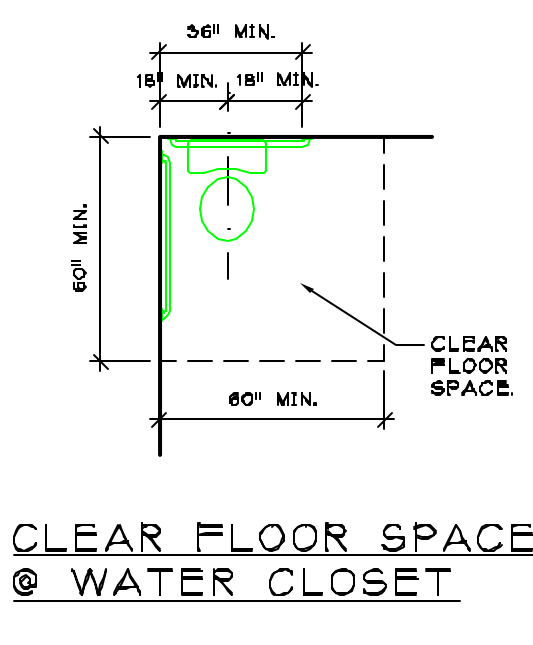
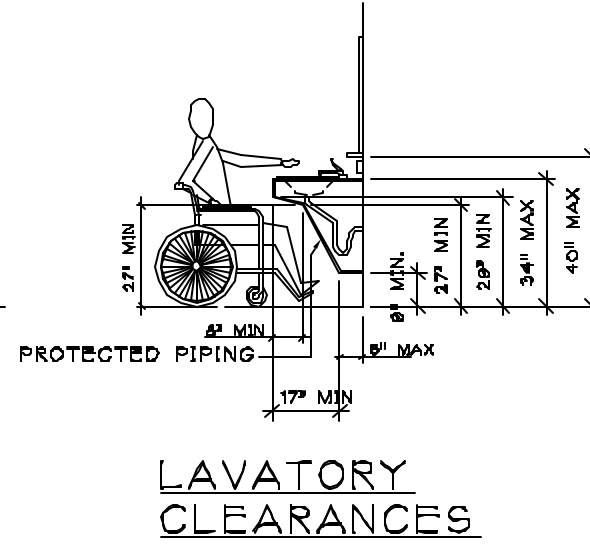
ELECTRIC WATER COOLER

SHELF & POLE

FIRE EXT. CABINET

WALL MOUNTED URINAL (SIDE)

GRAB BARS @ WATER CLOSET



PROPOSED ADDITION FOR MOUNT TABOR CENTER

MENASHA,

WISCONSIN

SHEET INDEX

SHEET	SHEET TITLE
	<u>GENERAL</u>
T-1	COVER SHEET, INDEX, NOTES
	<u>SITE</u>
SP1.0	EXISTING SITE PLAN
SP1.1	SITE DETAILS
	<u>STRUCTURAL</u>
S1.0	STRUCTURAL NOTES & DETAILS
S2.0	STRUCTURAL NOTES & DETAILS
	<u>ARCHITECTURAL</u>
A1.0	OVERALL FLOOR PLAN
A1.1	FOUNDATION & FLOOR PLAN
A1.2	FRAMING PLAN / ROOF PLANS
A2.0	ELEVATIONS/DETAILS
A3.0	DETAILS & SECTIONS
A4.0	SCHEDULES
A5.0	ADA DETAILS

PROJECT INFORMATION

CONSTRUCTION CLASSIFICATION

TYPE IIIB

OCCUPANCY

BUSINESS TYPE B
RESIDENTIAL TYPE R-1
NON-SEPARTED USE INCLUDING PARTITION
FOR VARIANCE.

ALLOWABLE AREA

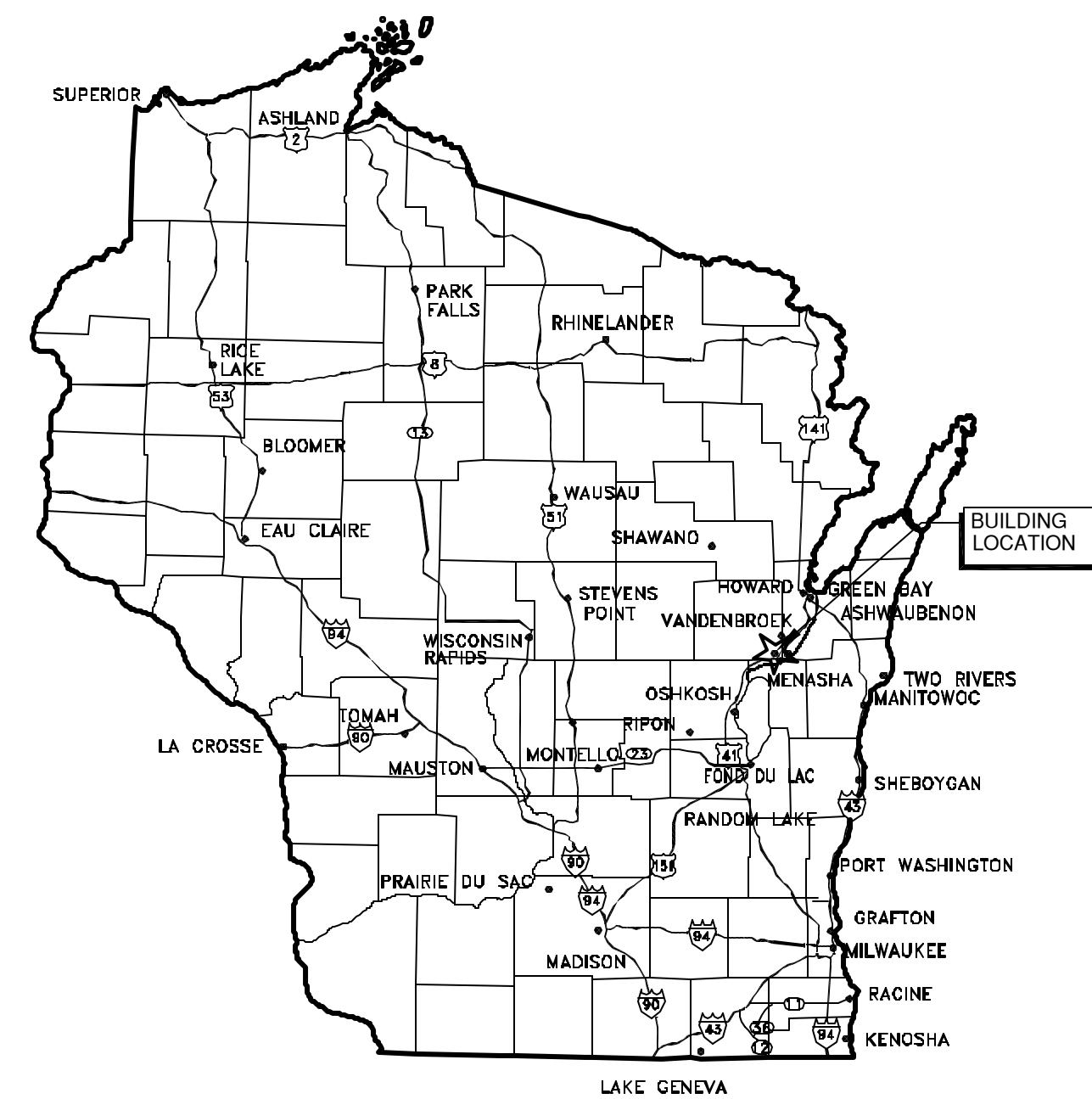
PER FLOOR, PER TABLE 503 B - 19,000 SF (4) FLOORS
PER FLOOR, PER TABLE 503 R-1 - 16,000 S.F. (4) FLOORS

EXISTING FIRST FLOOR	- 6,247 S.F.
BUILDING ADDITION	- 695 S.F.

TOTAL	- 6,942 SF
-------	------------

GENERAL NOTES

- THESE DRAWINGS COVER STRUCTURAL AND GENERAL CONSTRUCTION WORK ONLY. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES WHICH GOVERN FOR THE BUILDING SITE, AND SHALL BE DONE IN A WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE REVISED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
- CONCRETE TO BE 3000 PSI FROST WALLS & BASEMENT WALLS, 3500 PSI FLOORS, 4000 PSI EXTERIOR CONCRETE.



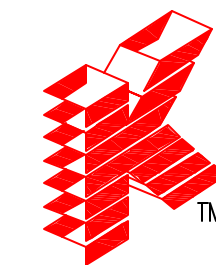
LOCATION MAP

A DESIGN / BUILD PROJECT BY:



FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna 54130 PHONE 920.786.5785 1.800.236.2534 FAX 920.786.5004	MILWAUKEE W177 N8856 Rivercrest Dr. Suite 104 Germantown, WI 53022 PHONE 262.250.9710 FAX 262.250.9740
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T 1

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GENERAL

- ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE "2002 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE".
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REPLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE REVISED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.

DESIGN LOADS

FLOOR LIVE LOADS:

- OFFICES: 90 PSF (WITH 20 PSF ALLOWANCE FOR PARTITIONS)
- STAIRWAYS, CORRIDORS: 100 PSF

SNOW LOADS: GROUND SNOW LOAD: 60PSF
EXPOSURE FACTOR Ce: 0.9
TEMP. FACTOR Ct: 1.1
IMPORTANCE FACTOR: 1.0
FLAT ROOF SNOW LOAD P_f: 41.6 PSF
DRIFTING: PER IBC, AS REQUIRED

WIND LOADS: ASCE 7-98
BASIC WIND SPEED: 90 MPH
IMPORTANCE FACTOR: 1.0
EXPOSURE: C
MAIN FORCE RESISTING SYSTEM WIND WALLS
WINDWARD 10.9 PSF
LEeward -3.6 PSF
CORNERS WINDWARD 14.4 PSF
LEeward -6.3 PSF
INTERNAL PRESSURE COEFFICIENT C_{pi}= ±0.18

SEISMIC LOADS: SEISMIC USE GROUP: I
S_{DS} 0.073
S_{DI} 0.052
SITE CLASS: D
SEISMIC DESIGN CATEGORY: A
BASIC SEISMIC FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS & GYPSUM SHEAR WALLS
ANALYSIS PROCEDURE: SECTION 1616.4 FOR SEISMIC DESIGN CATEGORY A
SIMPLIFIED ANALYSIS

FOUNDATIONS

- FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF SPREAD FOOTINGS, CONTINUOUS WALL FOOTINGS AND SLABS-ON-GRADE.
- FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 2,000 PSF. (PRESUMED).
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS, SPECIFICATIONS, TEST BORINGS OR GEOTECHNICAL REPORTS. THESE DATA ARE INCLUDED TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION AND TO REPRESENT CONDITIONS ONLY AT SPECIFIC LOCATIONS AT THE PARTICULAR TIME OBSERVATIONS WERE MADE.
- ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
- FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.
- CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE WATER PROMPTLY TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
- NO FOUNDATION(S) SHALL BE PLACED ON FROZEN SUBGRADE.
- PROTECT IN-PLACE FOUNDATIONS AND SLABS-ON-GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
- FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT STRUCTURAL SUPPORT SYSTEM IS INSTALLED AND APPROVED BY ARCHITECT.
- BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF WALL.

CONCRETE

- CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS.
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
ACI 308 - "MANUAL OF CONCRETE PRACTICE"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 318.1 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"
- CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:
SLABS-ON-GRADE 3,500 PSI
FOOTINGS AND WALLS 3,000 PSI
EXTERIOR EXPOSED CONCRETE 4,000 PSI
- CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. MAXIMUM WATER/CEMENT RATIO PERMITTED AS NOTED:
0.50 FOR SLABS ON GRADE
0.54 FOR BELOW GRADE CONCRETE
0.48 FOR EXPOSED CONCRETE
- CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
- CONCRETE STRENGTH SHALL BE EVALUATED ACCORDING TO METHOD 1 OR METHOD 2 AS DESCRIBED IN ACI 301. THE RESULTS OF THESE ANALYSES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ANY WORK.
- CONTRACTOR SHALL MAKE PROVISIONS TO ALLOW AN INDEPENDENT TESTING AGENCY, HIRED BY THE OWNER, TO CAST 4 TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED OR FOR ANY ONE DAY'S OPERATION. TESTING AGENCY SHALL BE RESPONSIBLE FOR CASTING AND CURING SPECIMENS IN CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS IN CONFORMANCE TO ASTM C39.
- CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
- DRAWINGS SHOWING THE LOCATION OF CONSTRUCTION JOINTS, CONTROL JOINTS AND PLACING SEQUENCE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE PREPARATION OF REINFORCING SHOP DRAWINGS.
- GROUT USED TO SET PLATES SHALL BE NON-SHRINK AND NON-METALLIC.
- CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.
- PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.
- FLATWORK CONTRACTOR SHALL SUBMIT FLOOR SLAB PLACEMENT SEQUENCE TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK.
- FLOOR FINENESS AND LEVELNESS: CONCRETE SLABS-ON-GRADE SHALL HAVE MINIMUM F NUMBERS OF F135/F125 AS RECOGNIZED BY THE MOST CURRENT VERSION OF ASTM E 1155 AND ACI 302.1. SEE SPECIFICATIONS FOR FURTHER RESTRICTIONS IF APPLICABLE.

REINFORCEMENT

- DETAILING, FABRICATION AND ERECTION OF REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
MSP2 - "CRSI MANUAL OF STANDARD PRACTICE"
AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE"
- STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60), DEFORMED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
- CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM. ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING.
- CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
- WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
- WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF COMPLETION OF REINFORCEMENT INSTALLATION AND ALLOW AT LEAST 24 HOURS BEFORE SCHEDULED CONCRETE PLACEMENT FOR ARCHITECT TO INSPECT REINFORCEMENT.

STRUCTURAL STEEL

- STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING:
AISC - "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS".
AISC - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
AWS D1.1 - "STRUCTURAL WELDING CODE - STEEL".
AISC - "STRUCTURAL STEEL DETAILING MANUAL".
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
HOT ROLLED WIDE-FLANGE - ASTM A992 (F_y=50 KSI)
ALL OTHER STRUCTURAL SHAPES AND PLATES - ASTM A36 (F_y=36KSI)
STRUCTURAL STEEL PIPE - ASTM A53 GRADE B (F_y=35 KSI).
TUBULAR STEEL - ASTM A500 GRADE B (F_y=46 KSI)
HIGH STRENGTH BOLTS - ASTM A325N (BEARING TYPE)
ASTM A325F (FRICTION TYPE)
ANCHOR BOLTS - ASTM A307 OR A36
- PROVIDE 2 MIL THICK RED OR GREY OXIDE PRIMER ON ALL STEEL SURFACES UNLESS NOTED OTHERWISE.
- ANCHOR BOLTS SHALL BE PRESET WITH TEMPLATES AT REQUIRED LOCATIONS.
- LEVELING PLATES AND BEARING PLATES SHALL BE SET IN FULL BED OF NON-SHRINK GROUT.
- CONNECTIONS MAY BE EITHER BOLTED OR WELDED AT THE FABRICATOR'S OPTION. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
MINIMUM BOLT DIAMETER: 3/4"
SIMPLE SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION PER AISC REQUIREMENTS FOR "UNRESTRAINED MEMBERS".
- ALL BEAM CONNECTIONS NOT DETAILED, SHALL SUPPORT 1/2 THE TOTAL UNIFORM LOAD CAPACITY FOR THE GIVEN BEAM AND SPAN OR THE INDICATED REACTION, WHICHEVER IS GREATER. CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN THE "AISC MANUAL OF STEEL CONSTRUCTION," TABLE II, III, OR X.
- WELDS SHALL FULLY DEVELOP STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM 3/16".
- WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.
- CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION. TEMPORARY BRACING SHALL REMAIN UNTIL THE PERMANENT LATERAL BRACING HAS BEEN INSTALLED AND AND THE CONCRETE FOR FLOOR SLABS HAS ATTAINED 75% OF ITS REQUIRED STRENGTH.
- STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE FINAL BOLTING OR WELDING OF CONNECTIONS.
- CONTRACTOR SHALL NOT MODIFY OR CUT ANY STRUCTURAL STEEL WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
- CONTRACTOR SHALL FIELD TOUCH UP ALL ABRASIONS, BURNS AND SIMILAR DEFECTS IN PAINT OF THE STRUCTURAL STEEL, JOISTS AND STEEL DECK.
- PROVIDE ACCESS FOR AN INDEPENDENT TESTING AGENCY, HIRED BY THE OWNER, TO MAKE THE FOLLOWING INSPECTIONS:
- BOLT INSTALLATION
- VISUAL INSPECTION OF FILLET WELDS.
- ULTRASONIC TESTING OF FULL-PENETRATION WELDS (TEST REPORTS FROM ALL SHOP-FABRICATED, FULL PENETRATION WELDS SHALL BE SUBMITTED TO ENGINEER PRIOR TO RELEASE FOR SHIPPING).

STRUCTURAL WOOD CONSTRUCTION

- WOOD MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
NFA - "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION"
NFA - "DESIGN VALUES FOR WOOD CONSTRUCTION"
AITC - "TIMBER CONSTRUCTION MANUAL, PART II, DESIGN SPECIFICATIONS"
APA - "U.S. PRODUCT STANDARD PS 1-83 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD"
- STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.
- ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO INSTALLATION.
- NEW WOOD SHALL BE SPF #1 OR #2 OR BETTER
- ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON BEAMS, PARTITIONS OR JOIST HANGERS.
- ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR CONTACT WITH THE GROUND SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 P.C.F. RETENTION OF PRESSURE INJECTED PRESERVATIVE
- NO WOOD MEMBER SHALL BE CUT, NOTCHED OR DRILLED WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
- DO NOT EMBED WOOD MEMBERS IN CONCRETE.
- PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER ALL JOINTS.
- PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.
- PLYWOOD SHALL BE FASTENED TO SUPPORTS WITH 10d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (UNLESS NOTED OTHERWISE ON PLANS).
- USE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHER BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHER BETWEEN NUT AND WOOD.
- ALL FASTENERS USED FOR PRESERVATIVE TREATED WOOD SHALL BE STAINLESS STEEL
- JOIST HANGER FASTENERS MUST BE AS SUPPLIED BY THE JOIST HANGER MANUFACTURER.
- MICRO-LAM BEAMS SHALL CONFORM TO TRUSS JOIST CORPORATION SPECIFICATIONS, OR EQUAL.

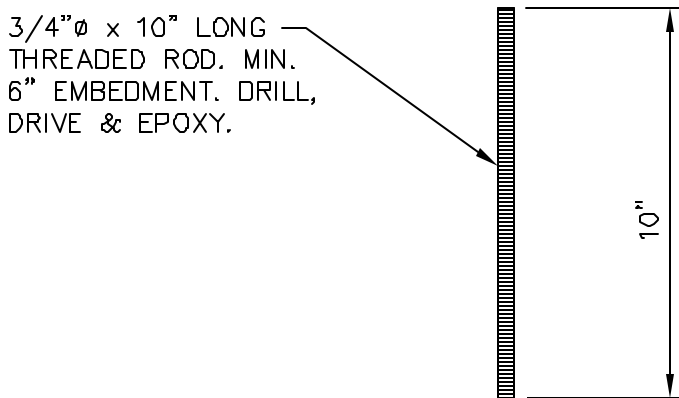
PRE-FABRICATED WOOD TRUSSES

- WOOD TRUSSES SHALL CONFORM TO THE LATEST EDITION OF THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
- WOOD TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION. THE CALCULATIONS MUST BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
- WOOD TRUSSES MUST BE ERECTED AND BRACED ACCORDING TO THE PROCEDURES DESCRIBED IN "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
- WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS UNLESS INDICATED OTHERWISE ON CONTRACT DRAWINGS:
ROOF TRUSSES TOP CHORD LIVE LOAD 41.6 PSF (BALANCED SNOW DEAD LOAD 10 PSF LOAD CONDITION)
BTM CHORD DEAD LOAD 10 PSF
- WOOD TRUSSES SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, COLUMNS OR APPROPRIATE STEEL HANGERS.

WATERSTOPS

- PVC WATERSTOP, WHERE SHOWN ON THE CONTRACT DRAWINGS, SHALL BE 6" RIBBED, FLAT "WATERSTOP" (MODEL #W-6380) MANUFACTURED BY PAUL MURPHY PLASTICS COMPANY, ROSEVILLE, MICHIGAN, OR APPROVED EQUAL.
- ALL WATERSTOPS SHALL BE PLACED EXTERIOR TO OUTERMOST REINFORCEMENT.
- ALL FIELD SPLICES OF PVC WATERSTOP SHALL BE HEAT FUSED, AND THE SPLICES SHALL BE TESTED FOR A COMPLETE SEAL BY USE OF A CORONA DISCHARGE UNIT.
- ANY SUBSTITUTIONS SHALL PROVE ZERO WATER LEAKAGE THROUGH USE OF THE AMERICAN CONCRETE INSTITUTE STANDARD TEST METHOD FOR WATERSTOPS.
- PVC WATERSTOPS SHALL BE FASTENED TO THE REINFORCEMENT AT 12" O.C.
- VOLCLAY WATERSTOP SHALL HAVE A MINIMUM OF 2" CONCRETE COVER TO THE HYDROSTATIC SURFACE.

COLUMN SCHEDULE						
MARK*	SIZE	BASE PLATES				REMARKS
		SIZE (LxBxN)	ANCHOR BOLTS	T/CONC.	DETAIL	
C-1	HSS4x4x3/8"	3/4"x8"x10"	(2) 3/4"x10"	SEE PLAN	1/S1.0, 9/S2.0	--
C-2	HSS4x4x3/8"	3/4"x10"x10"	(4) 3/4"x10"	SEE PLAN	1/S1.0, 10/S2.0	--
* REFERENCE TO PLANS						



1
S1.0
THREADED ROD DETAIL

NAILING SCHEDULE	
CONNECTION	NAILING (COMMON NAILS- UNLESS OTHER CONNECTION IS REQUIRED)
JACK TRUSS TO TOP PLATE	SIMPSON "H-1"
TRUSS TO TOP PLATE BRIDGING TO TRUSSES, FACE NAIL EACH END	SIMPSON "H-2.5A" (U.N.O.) 2-Bd
DOUBLE TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLICE, FACE NAIL TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	16d @ 16" O.C. 8-16d 2-16d
TOP PLATE TO STUD, END NAIL CONTINUOUS HEADER TO STUD, TOENAIL STUD TO SOLE PLATE	2-16d 4-8d 4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUDS, FACE NAIL BUILT-UP CORNER STUDS	16d @ 24" O.C. 16d @ 24" O.C.
CONTINUOUS HEADER, TWO PIECES	16d @ 12" O.C. ALONG EACH EDGE
5/8" OSB ROOF SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	10d @ 6" O.C. AT SUPPORTED EDGES 10d @ 12" O.C. AT INTERMEDIATE MEMBERS
7/16" OSB WALL SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	8d @ 6" O.C. AT EDGES 8d @ 12" O.C. AT INTERMEDIATE MEMBERS



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna 54130

PHONE 920.788.5795
1.800.236.2534
FAX 920.786.5004

MILWAUKEE
W177 10866 Rivercrest Dr.
Suite 104
Germantown, WI 53022

PHONE 262.250.9710
FAX 262.250.9740

www.kellerbuilds.com

PROPOSED ADDITION FOR

MOUNT TABOR CENTER

WISCONSIN
MENASHA,

"COPYRIGHT NOTICE"

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REVISIONS

PROJECT MANAGER:

K. GOLDEN

ARCHITECT:

K. SPERL

DRAWN BY:

ZACH H

EXPEDITOR:

A. RHODA

SUPERVISOR:

C. MCDANIEL

PRELIMINARY NO:

CONTRACT NO:

35037

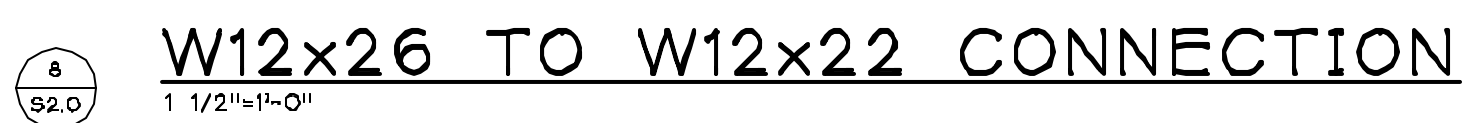
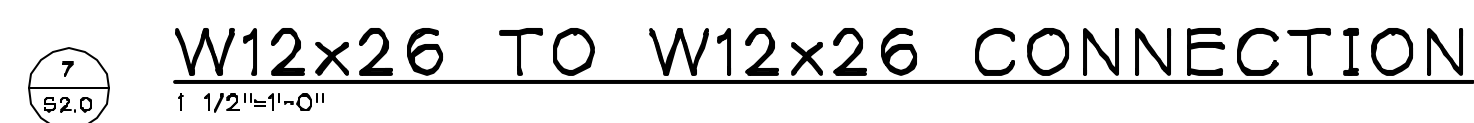
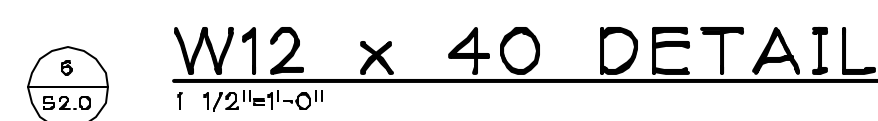
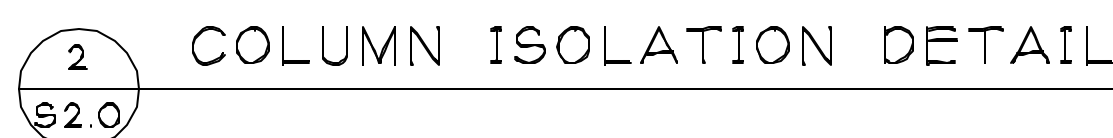
DATE:

MAY 8, 2007

SHEET:

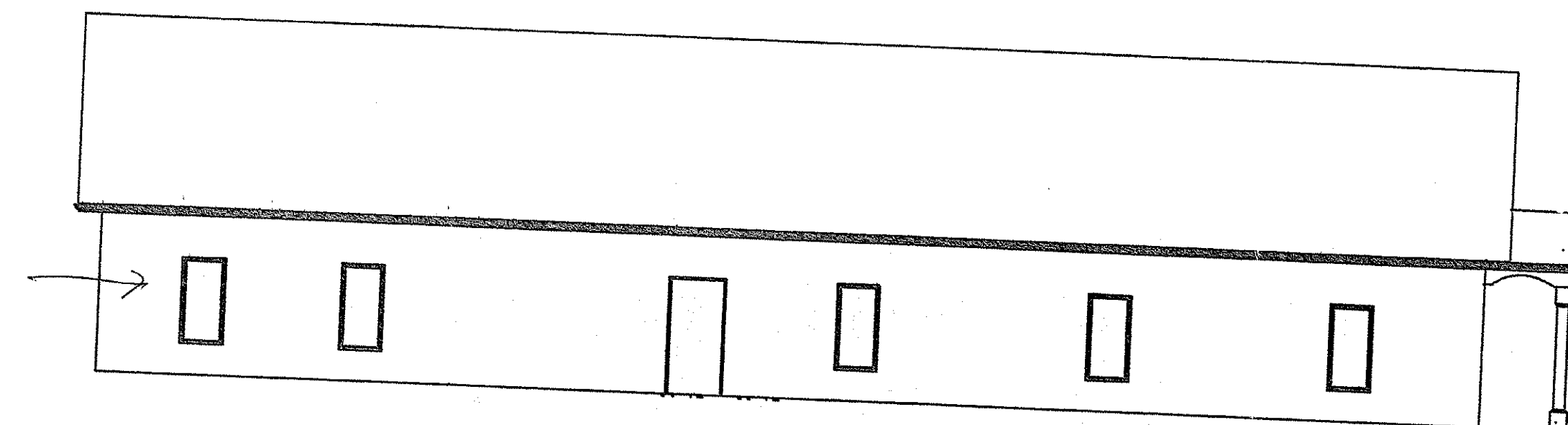
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"ISSUED FOR CONSTRUCTION"

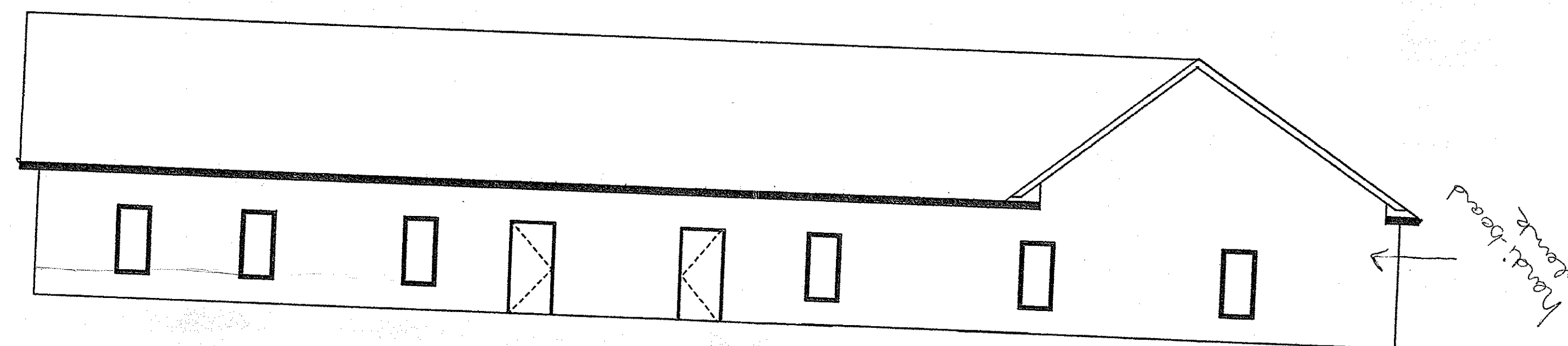




SOUTH
RIGHT-SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION
SCALE: 1/8" = 1'0"



FRONT ELEVATION - BUILDING # 1

SCALE: 1/4" = 1'0"

(BUILDING # 2 REVERSE PLAN)

PROVINCE TERRACE OFFICES

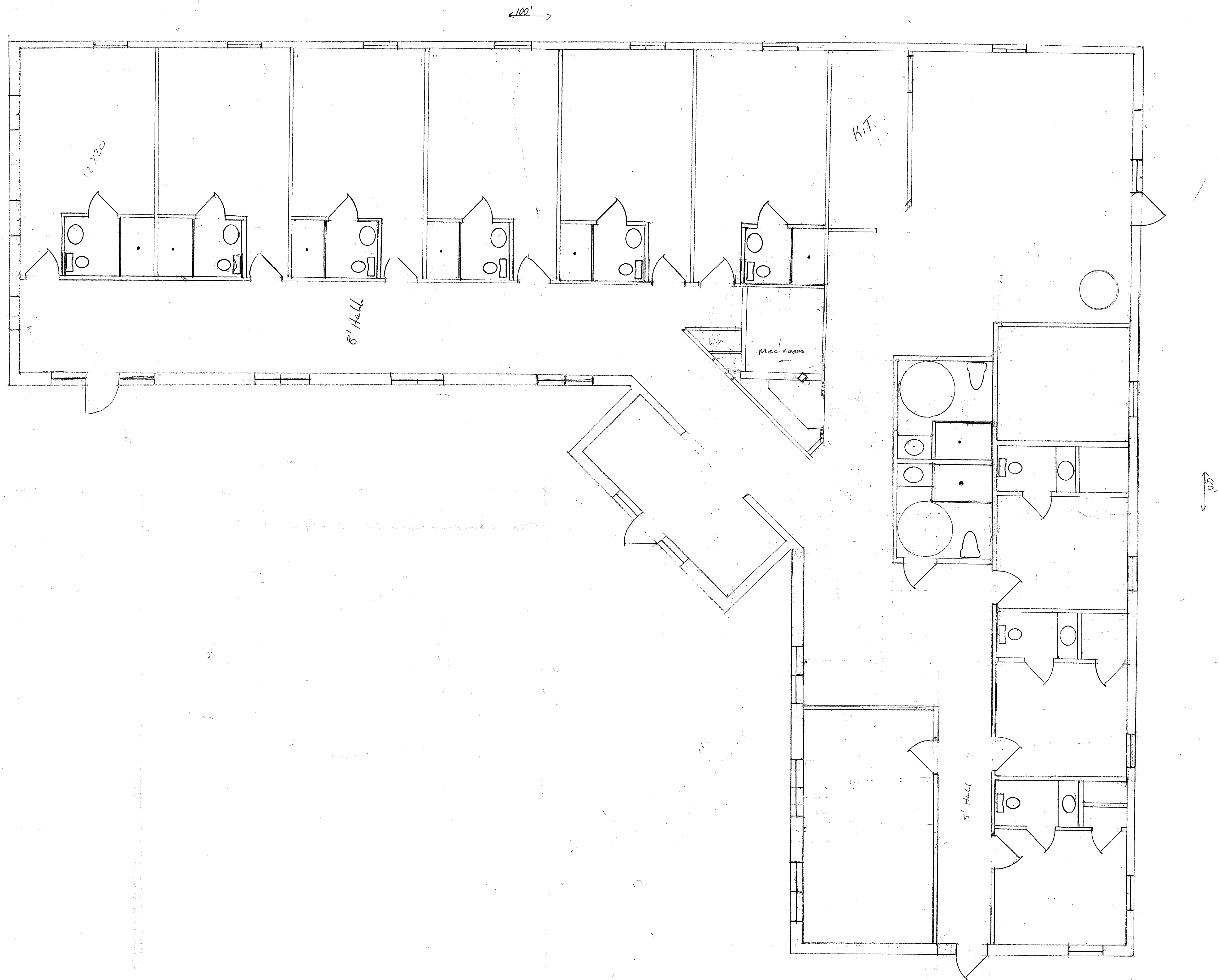
SCALE AS NOTED

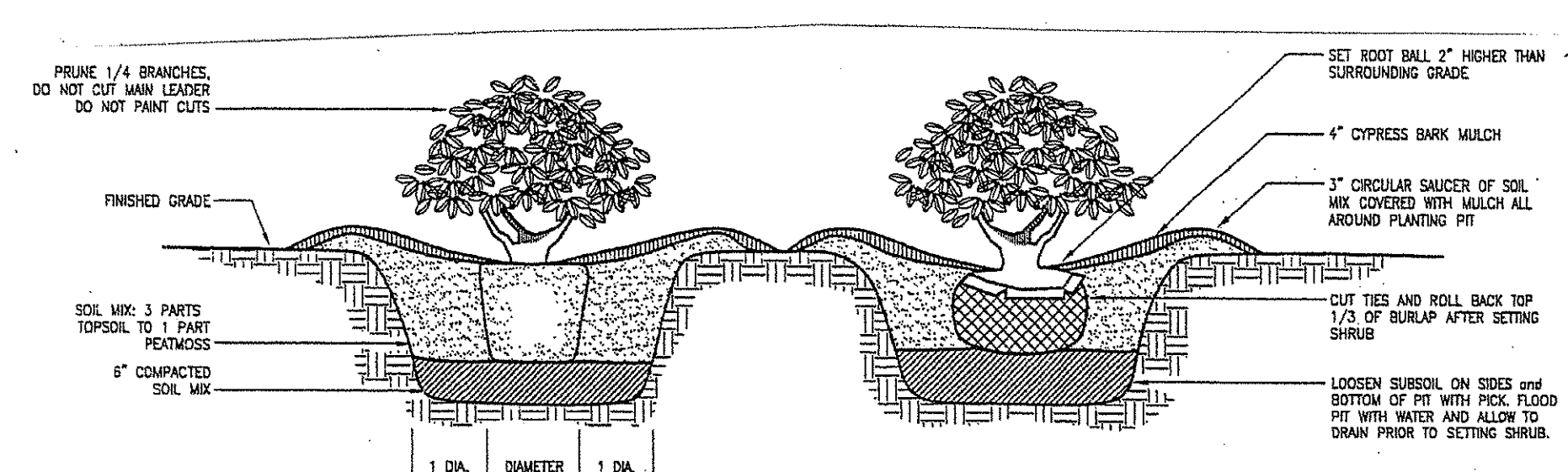
DRAWN BY RUSS C.

FOR: JOHN V.

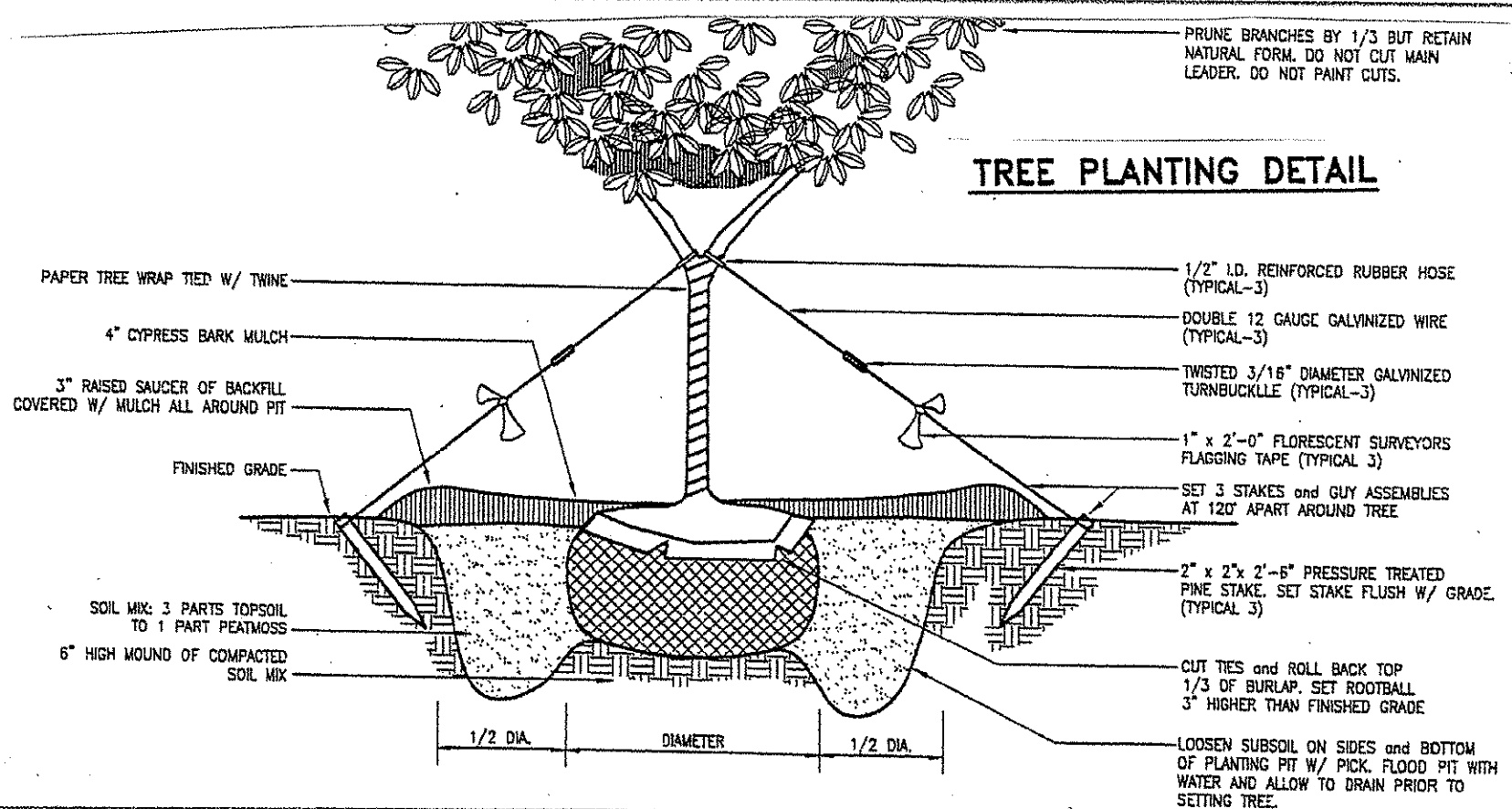
CARLSON LUMBER
920) 989-2727

DATE 4/24/2006
REVISED
DRAWING*

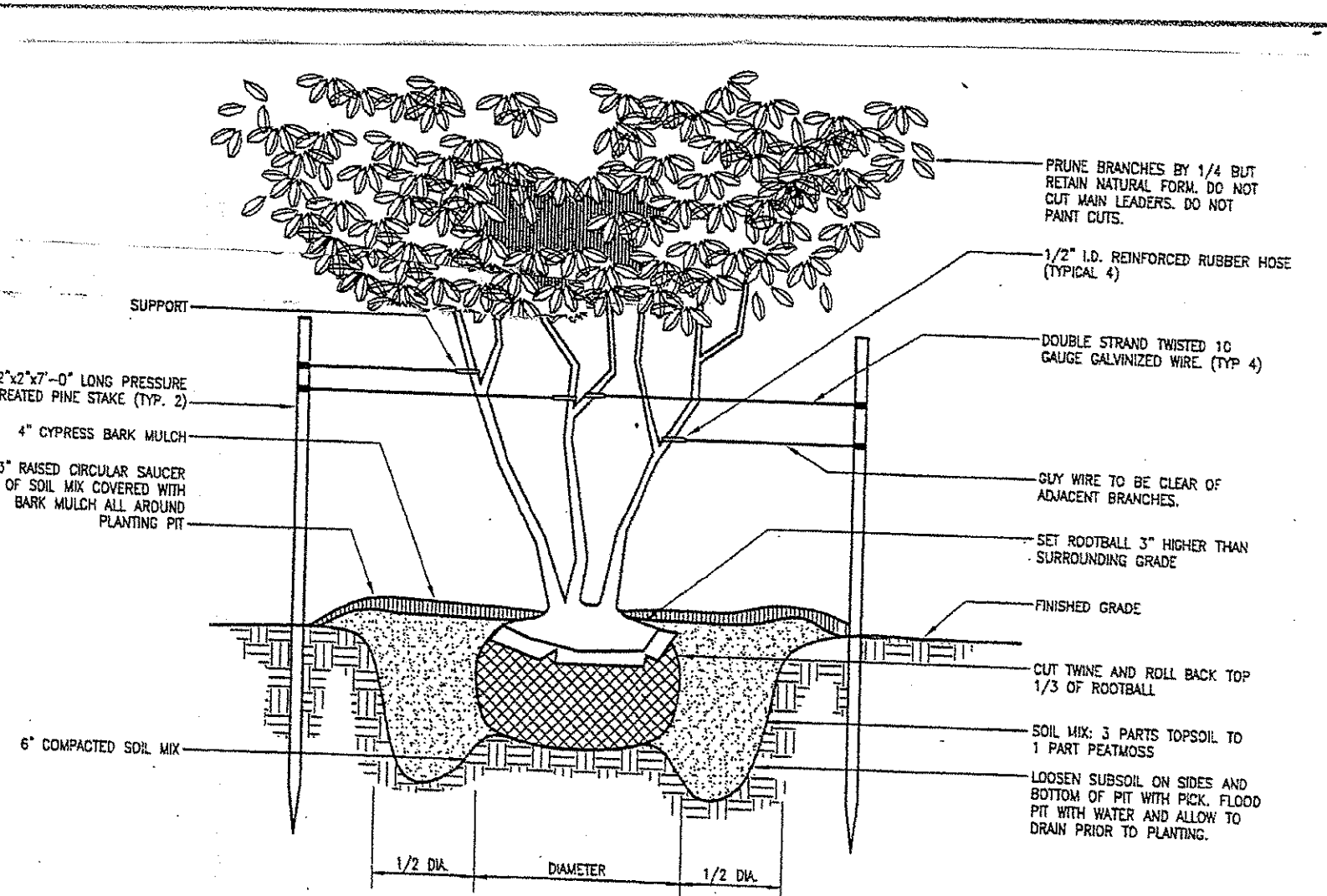




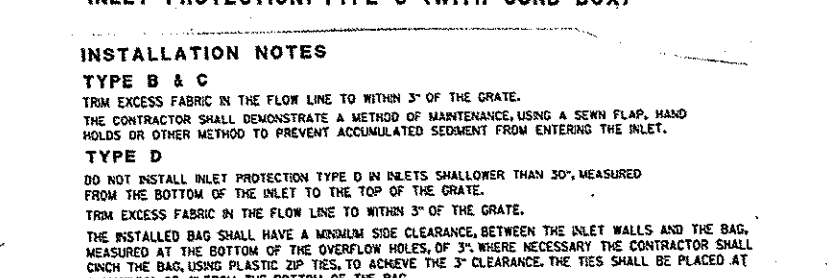
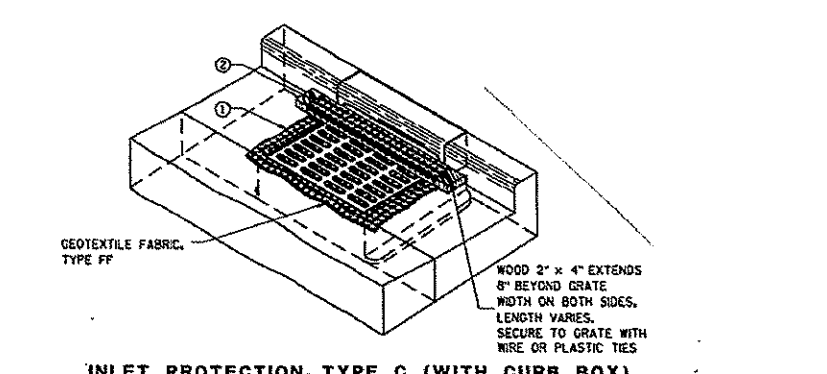
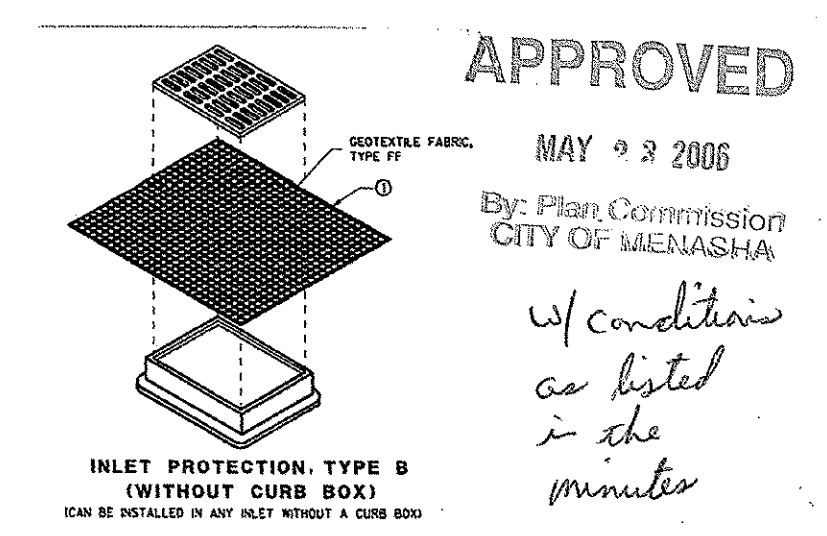
SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

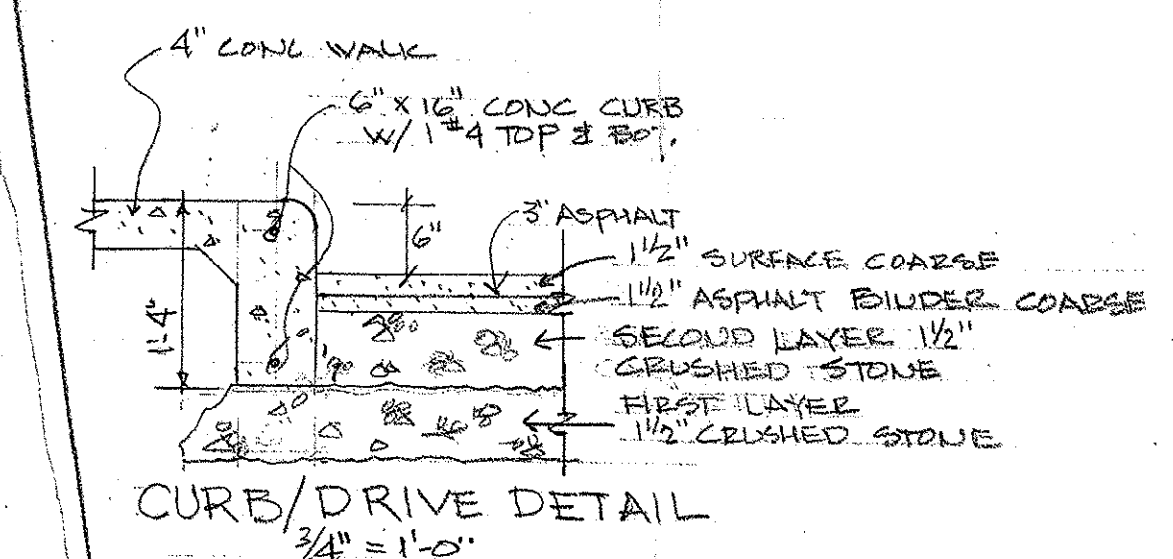


MULTI-TRUNKED TREE PLANTING DETAIL



INSTALLATION NOTES
TYPE B & C
FROM EXISTING FLOOR TO THE TOP OF THE GRATE
THE CONTRACTOR SHALL SUBMIT A METHOD OF MAINTAINING THE CURB BOX, AND HOLD AN OTHER METHOD TO PREVENT ADJACENT EROSION FROM EXCEEDING THE INLET TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN AREAS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE
THE INSTALLED CURB SHALL HAVE A MINIMUM 2" CLEARANCE BETWEEN THE GRATE WALLS AND THE CURB, MEASURED AT THE BOTTOM OF THE CURBBOX. IF 2" IS NOT NECESSARY, THE CONTRACTOR SHALL GRAD THE CURBBOX FLOOR UP TO THE 2" CLEARANCE. THE CURB SHALL BE PLACED AT A MINIMUM 4" FROM THE BOTTOM OF THE CURB.

GRADE 6" OR BETTER SWALE ALONG PROPERTY LINE TO BACK DRAINAGE EASEMENT

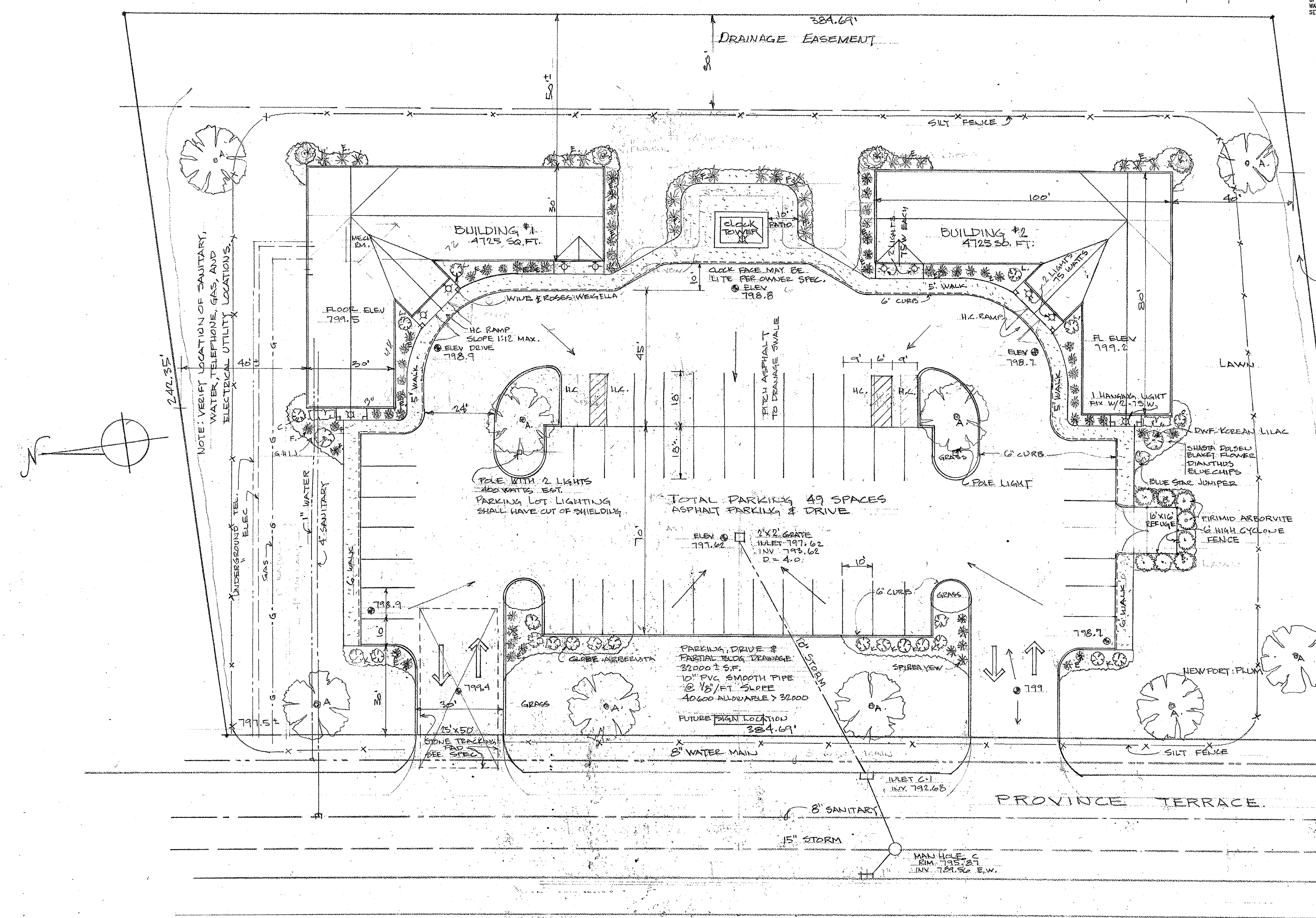


PLANTING KEY

- A. NEWPORT PLUM
- B. PYRAMID ARBOVITE
- C. BLUE STAR JUNIPER
- D. DWARF KOREAN LILAC
- E. SPIREA YEW
- F. GOLD SPIREA
- G. SHIRAZ DALSIN
- H. BLANKET FLOWER
- I. DIANTHUS
- J. BLUE CHIPS
- K. GLOBE ARBOVITE
- L. WINE & ROSES WEIGELLA

CONSTRUCTION SEQUENCE

1. INSTALL STONE TRACKING PAD
- LAY 12" TYPE R GEOTEXTILE FABRIC
- LAY 12" THICK LAYER OF 3/4" CLEAR OR WASHED STONE - TO BE REMOVED BEFORE #7.
2. INSTALL EROSION CONTROL PROVISIONS
- SILT FENCE TO BE INSTALLED IN ACCORD WITH WIS. DEPT. OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS
- INLET PROTECTION TYPE B OR C REQUIRED
3. NOTIFY EROSION CONTROL INSPECTOR
4. STRIP AND STOCKPILE TOP SOIL IN AREA OF NEW BUILDING
5. BEGIN FOUNDATION AND CONSTRUCTION
6. CUT AND FILL AREAS FOR DRIVE AND PARKING - STABILIZE WITH SILT FENCE IF REQUIRED BY CITY INSPECTOR
7. INSTALL FIRST 6" LAYER 1/2" CRUSHED STONE
8. INSTALL CURBS AND WALKS
9. INSTALL SECOND 6" LAYER 1/2" CRUSHED STONE AND COMPACT
10. INSTALL 1/2" BINDER AND THEN 1/2" SURFACE COARSE ASPHALT PAVEMENT
11. FINAL GRADING AND LANDSCAPING TO BEGIN - PROVIDE EROSION MAT PER WIS DNR SPEC ON SLOPED TERRACING EXCEEDING 4:1, ALT-300 INSTALLED



SITE PLAN 20' = 1'-0"

OFFICE OF STANLEY JON BYE-ARCHITECT
950 GAIL AVE - NEENAH, WISCONSIN 54956
PH 1-920-722-5577

OFFICE BUILDING FOR PROVINCE TERRACE OFFICES
SOUTH 384.76 OF LOT 2 CSM 1692 NEENAH, WISCONSIN

JOB NO. 06-1025
DATE MAY 10-06
SHEET 1



City of Menasha • Office of the City Attorney
Jeffrey S. Brandt, City Attorney

MEMO

TO: Common Council

FROM: Jeff Brandt JSB

SUBJECT: Lake Park Villas – Stipulation with Receiver

DATE: May 15, 2007

The Common Council is being asked to approve the attached Stipulation between the City of Menasha and Michael Polsky, receiver for Wisco Enterprises. This is one of a series of issues for the Common Council affecting our Lake Park Villas project for consideration at the May 21, 2007 meeting. Although they all relate to Lake Park Villas, there are two distinct and separate matters. This memo deals with our ability to begin marketing residential lots in Phase Two and Commercial lots in Phase One.

The related matter to this is the proposed listing agreement with John Coughlin and Coldwell Banker. That is the subject of another memo.

This stipulation allows the City to:

1. Begin marketing residential lots in phase 2.
2. Begin marketing commercial lots in phase 1.
3. Continue any argument it may have on the Athletica mortgage.

The stipulation requires the City to give up any argument that it **might** have that the receiver failed to adequately market lots since its appointment on January 3, 2007. This right is highly speculative both in liability and in damages.

Approving this interest is in the best interest of the City because it finally will allow us to start marketing lots.

STATE OF WISCONSIN

CIRCUIT COURT

CALUMET COUNTY

FOX COMMUNITIES CREDIT UNION

3401 E. Calumet Street

Appleton, WI 54915,

Plaintiff,

Case No. 06-CV-302

Other Debtor Actions: 30304

v.

WISCO ENTERPRISES LLP

N9653 Highland Road

Kaukauna, WI 54130,

CITY OF MENASHA

140 West Main Street

Menasha, WI 54952,

THOMAS J. AMACK

813 Whisper Falls Lane

Menasha, WI 54952,

LORENA H. AMACK

813 Whisper Falls Lane

Menasha, WI 54952,

LARSU INC.

N9652 Highline Road

Kaukauna, WI 54130,

JOHNSON PROPERTIES LTD.

N9652 Highline Road

Kaukauna, WI 54130,

GEORGETTE JOHNSON

N8381 Firestone Way

Menasha, WI 54952,

JUDITH M. JOHNSON

212 E. Crossing Meadows Lane

Appleton, WI 54913,

KIM M. JOHNSON

212 E. Crossing Meadows Lane

Appleton, WI 54913,

KEVIN R. JOHNSON
N3040 Steepe Drive
Appleton, WI 54913,

ROYCE A. JOHNSON
N8381 Firestone Way
Menasha, WI 54952,

SUSAN C. JOHNSON
N3040 Steepe Drive
Appleton, WI 54913,

Defendants.

STIPULATION

Defendant, City of Menasha (the "City"), by its attorneys, Davis & Kuelthau, s.c., and Michael S. Polsky, the duly appointed receiver in this case (the "Receiver") herein and hereby stipulate and agree as follows:

RECITALS

A. The City claims Wisco Enterprises, LLP is indebted to the City of Menasha pursuant to a certain Real Estate Development Services and Option to Purchase Agreement dated December 27, 2001, which was amended through Real Estate Development Services and Option to Purchase Agreement Amendment dated June 6, 2005, (together the "Agreement").

B. The City claims Wisco Enterprises, LLP has breached its obligations under the Agreement by, among other things, failing to sell lots as required and as a result failing to deliver to the City of Menasha anticipated funds to reduce the debt that is secured by the City's mortgage, as referred to in the preceding paragraph.

C. The City claims Wisco Enterprises, LLP, was and is obligated under the Agreement to market for sale lots owned by the City within the Lake Park Villas subdivision.

D. The City claims Wisco has continued to fail to market lots owned by the City within the Lake Park Villas subdivision since the appointment of the Receiver.

E. The City believes Wisco has the exclusive right to market the lots owned by the City within the Lake Park Villas subdivision.

F. The City desires to open marketing of the lots the City owns within the Lake Park subdivision to another or other individuals and firms, so Wisco will no longer have the exclusive right to market those lots.

G. The Receiver and Wisco are amenable to giving up the right to exclusively market the lots owned by the City within the Lake Park Villas subdivision upon the terms and conditions set forth herein.

AGREEMENT

1. The Agreement is hereby amended to reflect the fact that Wisco no longer has the exclusive right to market the lots owned by the City within the Park Villas subdivision. Wisco may market those lots if it is so inclined, but it no longer has the exclusive right to do so, the City being free to hire such other brokers and agents as it may determine to market those lots.

2. No commission shall be payable to Wisco or the Receiver for any sales that were not procured by Wisco.

3. Wisco's obligation to deliver \$800,000 to the City by December 31, 2006 and otherwise perform under the Agreement is not waived; any rights of the City in regard to the failure of Wisco to deliver those funds or otherwise perform under the Agreement and any other rights the City may have relating to the Agreement, are preserved, except as set forth in paragraph 5 below.

4. The City reserves its rights as to all other parties for any and all claims it may have, and Wisco reserves any defenses it may have to such claims.

5. The City will not file an administrative proof of claim in the Receivership or make any other claim for any claimed damages it may have solely in relation to Wisco's failure to market the lots since the Receiver's appointment.

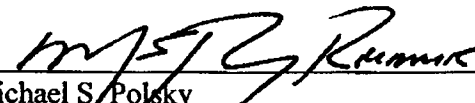
6. This Stipulation shall be binding upon the parties to this action and Wisco's and the City's respective successors and assigns.

DAVIS & KUELTHAU, s.c.

Date: _____

By: _____
Thomas V. Rohan
Attorneys for City of Menasha

Date: 5/8/07

By: 
Michael S. Polsky
Receiver for Wisco Enterprises LLP



City of Menasha • Office of the City Attorney
Jeffrey S. Brandt, City Attorney

MEMO

TO: Common Council

FROM: Jeff Brandt *JSB*

SUBJECT: Coughlin Proposal

DATE: May 16, 2007

The enclosed letter from John Coughlin provides the Common Council with the information it should need to determine that it is in the City's best interests to hire John.

Recently, the Common Council has expressed interest in sending out Requests for Proposals when it chooses its vendors. Although there may be merit to the RFP process in many circumstances, I urge the Council to accept the Coughlin proposal in this instance. The most ambitious timetable for an RFP would be 45 – 60 days. This would delay the marketing of the lots. It is unfortunate that we have not been able to market these lots so far, but it is not in the interest of the City to further delay that marketing since we now have that ability.

The use of the prerogative of a Council member to make any parliamentary maneuver to delay this issue also is there. Again, to do that would not be in the best interest of the City. It would once again delay the marketing of the lots. The best interests of the City and its taxpayers are to approve this proposal.



**THE REAL ESTATE
GROUP, INC.**

John Coughlin
1050 N. Lynndale
Appleton, WI 54914

(920) 993-5400

April 16, 2007

Proposal to City of Menasha - Marketing Lake Park Villas

John Coughlin - Coldwell Banker The Real Estate Group, Inc.

Thank you for the opportunity to discuss the Lake Park Villas project. Since I was extensively involved during the creation and development of Lake Park Villas, I have a sincere desire to see it succeed. My name and reputation have long been associated with this project. Even though I have not been actually associated in the marketing of Lake Park Villas for over a year, my extensive networking and advertising during the project's inception has created a lasting connection. I have prepared a brief summary of my background and plans for reenergized Lake Park Villas Phase II residential development.

To report and be responsible directly to the City of Menasha on the progress and market conditions for Lake Park Villas phases II.

When Lake Park Villas opened, my associates and I developed a marketing strategy for the project. I own all the marketing tools including the web site and domain names. We sold almost every home in the subdivision and I know what was represented to each of the homeowners. If the council hires me directly, I will do my best to ensure that Lake Park Villas is a success - I firmly believe in this project and will do what is needed to make it succeed.

Some highlights of my accomplishments:

- **My team sold 37 of the 41 residential lots**
- **Solid knowledge of the residents and their needs**
- **Complete understanding of the building requirements and PUD zoning**
- **Integrated networking with builders and homeowners**
- **Extensive experience selling homes and subdivisions in the Fox River Valley**
- **Menasha Lake Park Villas residents are asking the team to return**

We will use his knowledge and experience to ensure successful performance of Lake Park Villas. Also, my team has an extensive list of potential customers who expressed interest in Lake Park Villas in the past; but were not ready to make the move at the time.

My team is a member of the Valley Home Builders Association and communicates and works with several builders. We will introduce them to the Lake Park Villas -- encouraging them to become an active builder in the project. My team can also refer customers to the builders. We can explain detailed requirements of building in Lake Park Villas. Communicate and provide information to all interested parties: the rules, regulations, restrictive and protective covenants for Lake Park Villas.

Being a member of the local and National Realtors' Association, a member of Multiple Listing Service [MLS], and member of Coldwell Banker The Real Estate Group Inc., we have a vast network of real estate agents that can guide customers to the "Lake Park Villas Lifestyle."

My team has an entire marketing strategy for Lake Park Villas. This includes signage, digital photos, web site, TV and print advertising. If you select my team to market Lake Park Villas we will set it up on several web sites: Realtor.com, Coldwellbanker.com, Coldwellhomes.com, ISellRealEstate.com and the original. **LakeParkVillas.com.**

We will work with all buyers, builders, real estate agents and investors in the best interest of the **City of Menasha**. He will make recommendations directly to the City of Menasha as to changes or adjustments that would be beneficial to Lake Park Villas positive progress.

Coldwell Banker The Real Estate Group, Inc. and John Coughlin would agree to a standard Wisconsin Real Estate Vacant Land Listing Contract with the following terms:

- Approved expiration date 12/31/2008
- Commission fee based on 8% of selling price
- Company administration fee of \$50.00 per transaction.

I have both the **knowledge and desire** to help the City of Menasha and make Lake Park Villas the successful and wonderful project it was meant to be.

Sincerely,

A handwritten signature in cursive script that reads "John Coughlin". The signature is written in black ink and is positioned below the word "Sincerely,".

John Coughlin

WB-3 VACANT LAND LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL

Page 1 of 4

1 SELLER GIVES BROKER THE EXCLUSIVE RIGHT TO SELL THE PROPERTY ON THE TERMS SET FORTH IN THIS LISTING.

2 ■ **PROPERTY DESCRIPTION:** "Lake Park Villas" Phase II

3 _____ in the City _____ of Menasha, County of
4 _____, Wisconsin. Insert additional description, if any, at lines 231 - 243 or attach as an addendum.

5 ■ **TERMS OF LISTING: LIST PRICE:** Two Million Seven Hundred Sixty Thousand

6 _____ Dollars (\$ ~~2,760,000.00~~ 2,730,000).

7 **TERMS:** Cash or equivalent at closing or _____.

8 **OCCUPANCY DATE:** _____ **OCCUPANCY CHARGE:** (if Seller occupies after closing): \$ _____ per day or part thereof.

9 **PROPERTY INCLUDED IN LIST PRICE:** Seller agrees to include in the list price all fixtures as defined at lines 155 - 159 unless excluded at
10 lines 13 - 14. The terms of the Offer to Purchase will determine what property is included or excluded in the transaction.

11 **ADDITIONAL ITEMS INCLUDED IN THE LIST PRICE:** Lot corner survey stakes, Disclosure documents for Lake Park
12 Villas Association

13 **ITEMS NOT INCLUDED IN THE LIST PRICE:** _____

14
15 ■ **CONDITION OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed (or other
16 conveyance as provided herein) free and clear of all liens and encumbrances, except; municipal and zoning ordinances and
17 agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
18 restrictions and covenants, general taxes levied in the year of closing and _____

19 _____ (provided none of the foregoing prohibit present use of the Property).

20 ■ **TITLE EVIDENCE:** Seller shall provide evidence of the condition of Seller's title in the form agreed to in the offer to purchase.

21 ■ **SELLER REPRESENTATIONS REGARDING PROPERTY CONDITIONS:** Seller represents to Broker that as of the date of this
22 Listing, Seller has no notice or knowledge of any conditions affecting the Property or transaction (as defined at lines 128-154) other than
23 those identified in the attached seller's disclosure report dated May 31, 2007 (see lines 103-107 regarding seller disclosure
24 reports) and _____

25
26 **WARNING: IF SELLER REPRESENTATIONS ARE INCORRECT, SELLER MAY BE LIABLE FOR DAMAGES AND COSTS.**

27 ■ **UTILITY AVAILABILITY:** Seller represents that the following utility connections are located as follows (e.g. on the property, at the
28 lot line, across the street, unknown, etc.): electricity _____ to lot line _____; gas _____ to lot line _____; municipal
29 sewer _____ to lot line _____; municipal water _____ to lot line _____; telephone _____ to lot line _____; other
30 _____

STRIKE AND COMPLETE AS APPLICABLE

31 ■ **ZONING:** Seller represents that the property is zoned PUD, Residential Planned Unit Development

32 ■ **MARKETING:** Broker agrees to use reasonable efforts to procure a purchaser for the Property, including, but not limited to, the
33 following; Place in several web sites, including www.lakeparkvillas.com, put in MLS, marketing signs,
34 and other usual and customary agency marketing. Seller agrees that

35 Broker may market other properties during the term of this Listing. SEE LINES 84-89 REGARDING SELLER'S DUTY TO NOTIFY
36 BROKER OF ANY POTENTIAL PURCHASER OF WHICH SELLER HAS KNOWLEDGE, SELLER'S DUTY TO COOPERATE WITH
37 BROKER'S MARKETING EFFORTS AND PROVISIONS REGARDING BROKER'S ROLE AS MARKETING AGENT.

38 ■ **OTHER BROKERS:** The Parties agree that Broker will work and cooperate with other brokers in marketing the Property, including
39 brokers from other firms acting as subagents (agents of Seller retained by Broker) and brokers representing buyers, except: _____

40 _____ . **CAUTION:**

41 **LIMITING BROKER'S COOPERATION WITH OTHER BROKERS MAY REDUCE THE MARKETABILITY OF THE PROPERTY.**

42 ■ **EXCLUSIONS:** All persons whose purchase, exchange or exercise of grant of option would earn a prior listing broker a commission under
43 a prior listing contract are excluded from this Listing to the extent of the prior broker's legal rights, unless otherwise agreed to in writing. Within
44 one week of this Listing Seller agrees to deliver to Broker a list of all persons whose procurement as purchaser would earn another broker
45 a commission under a prior listing contract. **CAUTION: Contact previous listing broker if the identity of potential protected buyers from**
46 **previous listings is uncertain.** The following other buyers are excluded from this Listing until _____ **INSERT DATE** :

47 _____
48 _____ . These other buyers are no longer excluded from this Listing after the
49 specified date unless, on or before the specified date, Seller has either accepted an offer from the buyer or sold the Property to the buyer.

50 ■ **COMMISSION:** Seller shall pay Broker's commission, which shall be earned if, during the term of this Listing:

- 51 1) Seller sells or accepts an offer which creates an enforceable contract for the sale of all or any part of the Property;
 - 52 2) Seller grants an option to purchase all or any part of the Property which is subsequently exercised;
 - 53 3) Seller exchanges or enters into a binding exchange agreement on all or any part of the Property;
 - 54 4) A transaction occurs which causes an effective change in ownership or control of all or any part of the Property; or
 - 55 5) A purchaser is procured for the Property by Broker, by Seller, or by any other person, at the price and on substantially the
56 same terms set forth in this Listing and in the standard provisions of the current WB-13 VACANT LAND OFFER TO PURCHASE, even
57 if Seller does not accept this purchaser's offer. See lines 164 - 167 regarding procurement.
- 58 Broker's commission shall be 8.000 % or plus \$50.00 per transaction, whichever is greater.
59 The percentage commission, if applicable, shall be calculated based on the purchase price if commission is earned under 1) or 2) above, or

60 calculated based on the list price under 3) (if an exchange of the entire Property), 4) or 5). If less than the entire Property is exchanged,
 61 the percentage commission shall be calculated on the fair market value of the Property exchanged. Once earned, Broker's commission
 62 is due and payable in full at the earlier of closing or the date set for closing, unless otherwise agreed in writing. Broker's commission also
 63 shall be earned if, during the term of the Listing, one owner of the Property sells, exchanges or options an interest in all or any part of the
 64 Property to another owner, except by divorce judgment.

65 ■ **EXTENSION OF LISTING:** The Listing term is extended for a period of one year as to any buyer who personally or through any
 66 person acting for such buyer either negotiated to acquire an interest in the Property or submitted a written offer to purchase, exchange
 67 or option during the term of this Listing (protected buyer). If the extension is based on negotiation, the extension shall be effective only
 68 if the buyer's name is delivered to Seller, in writing, no later than three days after the expiration of the Listing, unless Seller was directly
 69 involved in discussions of the potential terms upon which buyer might acquire an interest in the Property. The requirement of this Listing
 70 to deliver the buyer's name in order to make the extension of the Listing term effective also may be fulfilled as follows: 1) If the Listing
 71 is effective only as to certain individuals who are identified in the Listing (One Party Listing), the identification of the individuals in the
 72 Listing shall fulfill the delivery of the buyer's name requirement and 2) if buyer has requested that buyer's identity remain confidential,
 73 delivery of a notice identifying the broker with whom the buyer negotiated and the date(s) of any showings or other negotiations shall
 74 fulfill the delivery of the buyer's name requirement. "Negotiated" for the purpose of this paragraph means to discuss the potential terms
 75 upon which buyer might acquire an interest in the Property or to attend an individual showing of the Property. "Submitted" for the
 76 purposes of this paragraph means that a written offer has been delivered to Seller or Broker. Upon receipt of a written request from Seller
 77 or a broker who has listed the Property, Broker agrees to promptly deliver to Seller a written list of those buyers known by Broker to whom
 78 the extension period applies. Should this Listing be terminated by Seller prior to the expiration of the term stated in this Listing, this listing
 79 is extended, on the same terms for one year after the Listing is terminated for "protected buyers."

80 ■ **TERMINATION OF LISTING:** Neither Seller nor Broker have the legal right to unilaterally terminate this listing absent a material breach
 81 of contract by the other Party. Seller understands that the Parties to the listing are Seller and the Broker (firm). Agents (salespersons)
 82 for Broker (firm) do not have the authority to enter into a mutual agreement to terminate the Listing, amend the commission amount or
 83 shorten the term of this Listing, without the written consent of the agent's supervising broker.

84 ■ **SELLER COOPERATION WITH MARKETING EFFORTS:** Seller agrees to cooperate with Broker in Broker's marketing efforts and
 85 to provide Broker with all records, documents and other material in Seller's possession or control which are required in connection with
 86 the sale. Seller authorizes Broker to do those acts reasonably necessary to effect a sale and Seller agrees to cooperate fully with these
 87 efforts which may include use of a multiple listing service, the Internet or a key lockbox system on Property. Seller shall promptly notify
 88 Broker in writing of any potential purchasers with whom Seller negotiates during the term of this Listing and shall promptly refer all
 89 persons making inquiries concerning the Property to Broker.

90 ■ **ATTORNEY FEES:** SHOULD LITIGATION ARISE BETWEEN THE PARTIES IN CONNECTION WITH THIS LISTING, THE
 91 PREVAILING PARTY SHALL HAVE THE RIGHT TO RECOVER REASONABLE ATTORNEY FEES.

92 ■ **FAIR HOUSING:** SELLER AND BROKER AGREE THAT THEY WILL NOT DISCRIMINATE AGAINST ANY PROSPECTIVE
 93 PURCHASER ON ACCOUNT OF RACE, COLOR, SEX, SEXUAL ORIENTATION AS DEFINED IN WISCONSIN STATUTES, SECTION
 94 111.32 (13M), DISABILITY, RELIGION, NATIONAL ORIGIN, MARITAL STATUS, LAWFUL SOURCE OF INCOME, AGE, ANCESTRY,
 95 FAMILIAL STATUS, OR IN ANY OTHER UNLAWFUL MANNER.

96 ■ **EARNEST MONEY:** If Broker holds trust funds in connection with the transaction, they shall be retained by Broker in Broker's trust
 97 account. Broker may refuse to hold earnest money or other trust funds. Should Broker hold the earnest money, Seller authorizes Broker
 98 to disburse the earnest money pursuant to the terms of the offer to purchase, option or exchange agreement used in the transaction.
 99 If the transaction fails to close and the earnest money is disbursed to Seller, then upon disbursement to Seller the earnest money shall
 100 be paid first to reimburse Broker for cash advances made by Broker on behalf of Seller and one half of the balance, but not in excess
 101 of the agreed commission, shall be paid to Broker as Broker's full commission in connection with said purchase transaction and the
 102 balance shall belong to Seller. This payment to Broker shall not terminate this Listing.

103 ■ **SELLER'S DISCLOSURE REPORT:** Wisconsin Administrative Code Chapter RL 24 requires listing brokers to make inquiries of the Seller
 104 on the condition of the Property and to request that Seller provide a written response to Broker's inquiry. Seller agrees to complete any
 105 Seller's disclosure report provided by Broker to the best of Seller's ability. Seller agrees to promptly amend the report to include any defects
 106 (as defined in the report) which Seller learns of after completion of the report. Seller authorizes Broker to distribute the report to all interested
 107 parties and their agents and to disclose all material adverse facts as required by law.

108 ■ **SHOWING RESPONSIBILITIES:** Seller is aware that there is a potential risk of injury, damage and/or theft involving persons attending
 109 a showing of the Property. Seller accepts responsibility for preparing the Property to minimize the likelihood of injury, damage, and/or
 110 loss of personal property. Seller agrees to hold Broker harmless for any losses or liability resulting from personal injury, property damage,
 111 or theft occurring during showings of the Property other than those caused by Broker's negligence or intentional wrongdoing.

112 ■ **LEASED PROPERTY:** If Property is currently leased and lease(s) will extend beyond closing, Seller shall assign Seller's rights under
 113 the lease(s) and transfer all security deposits and prepaid rents (subject to agreed upon prorations) thereunder to Buyer at closing. Seller
 114 acknowledges that Seller remains liable under the lease(s) unless released by tenants. **CAUTION: Seller should consider obtaining**
 115 **an indemnification agreement from buyer for liabilities under the lease(s) unless released by tenants.**

116 ■ **DEFINITIONS:**

117 **ADVERSE FACT:** An "adverse fact" means any of the following:

118 (a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:

- 119 1. Significantly and adversely affecting the value of the Property.
- 120 2. Significantly reducing the structural integrity of improvements to real estate.
- 121 3. Presenting a significant health risk to occupants of the Property.

122 (b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
 123 contract or agreement made concerning the transaction.

124 **MATERIAL ADVERSE FACT:** A "material adverse fact" means an adverse fact that a party indicates is of such significance, or that is
 125 generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's
 126 decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms
 127 of such a contract or agreement.

128 **CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION:** A "condition affecting the Property or transaction" is defined as follows:

129 (a) planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property

130 or the present use of the Property;

131 (b) completed or pending reassessment of the Property for property tax purposes;

132 (c) government agency or court order requiring repair, alteration or correction of any existing condition;

133 (d) any land division involving the subject Property, for which required state or local approvals had not been obtained;

134 (e) any portion of the Property being in a 100 year floodplain, a wetland or a shoreland zoning area under local, state or federal laws;

135 (f) conditions which would constitute a significant health or safety hazard for occupants of Property;

136 (g) underground or aboveground storage tanks on the Property for storage of flammable or combustible liquids including, but not limited to, gasoline and heating oil which are currently or which were previously located on the Property; **NOTE: Wis. Adm. Code, Chapter**

137 **COMM 10 contains registration and operation rules for such underground and aboveground storage tanks.**

138 (h) material violations of environmental laws or other laws or agreements regulating the use of the Property;

139 (i) high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property;

140 (j) any portion of the Property being subject to, or in violation of, a Farmland Preservation Agreement under a County Farmland

141 Preservation Plan or enrolled in, or in violation of, a Forest Crop, Woodland Tax, Managed Forest, Conservation Reserve or

142 comparable program;

143 (k) boundary disputes or material violation of fence laws (Wis. Stats. Chapter 90) which require the erection and maintenance of legal

144 fences between adjoining properties where one or both of the properties is used and occupied for farming or grazing purposes;

145 (l) wells on the Property required to be abandoned under state regulations (Wis. Adm. Code NR 112.26) but which are not abandoned;

146 (m) cisterns or septic tanks on the Property which are currently not servicing the Property;

147 (n) subsoil conditions which would significantly increase the cost of development including, but not limited to, subsurface foundations,

148 organic or non-organic fill, dumpsites or containers on Property which contained or currently contain toxic or hazardous materials,

149 high groundwater, soil conditions (e.g. low load bearing capacity) or excessive rocks or rock formations on the Property;

150 (o) a lack of legal vehicular access to the Property from public roads;

151 (p) prior reimbursement for corrective action costs under the Agricultural Chemical Cleanup Program; (Wis. Stats. §94.73).

152 (q) other conditions or occurrences which would significantly increase the cost of development or reduce the value of the Property to

153 a reasonable person with knowledge of the nature and scope of the condition or occurrence.

154 **FIXTURES:** A "Fixture" is an item of property which is physically attached to or so closely associated with land as to be treated as part

155 of the real estate, including, without limitation, physically attached items not easily removable without damage to the Property, items

156 specifically adapted to the Property, and items customarily treated as fixtures, including, but not limited to, all: perennial crops; garden

157 bulbs; plants; shrubs; trees and fences. **CAUTION: ANNUAL CROPS ARE NOT INCLUDED IN THE PURCHASE PRICE UNLESS**

158 **OTHERWISE AGREED AT LINE 13 OF THE WB-13 VACANT LAND OFFER TO PURCHASE. (See lines 11 - 12).**

159 **DELIVERY:** Unless otherwise stated, delivery of documents or written notices related to this Listing may be accomplished by: 1) giving

160 the document or written notice personally to the Party; 2) depositing the document or written notice postage or fees prepaid or charged

161 to an account in the U.S. Mail or a commercial delivery system, addressed to the Party, at the Party's address (See lines 259, 263.); 3)

162 electronically transmitting the document or written notice to the Party's fax number (See lines 259, 263.).

163 **PROCURE:** A purchaser is procured when a valid and binding contract of sale is entered into between the Seller and the purchaser or

164 when a ready, willing and able purchaser submits a written offer at the price and on substantially the terms specified in this Listing. A

165 purchaser is ready, willing and able when the purchaser submitting the written offer has the ability to complete the purchaser's obligations

166 under the written offer. (See lines 55 - 57.)

167 ~~■ **AGENCY DISCLOSURE PROVISIONS:**~~

168 ~~■ **AGENCY DISCLOSURE AND CONSENT TO MULTIPLE REPRESENTATION:** Wisconsin Statute § 452.135(2) requires Broker to~~

169 ~~disclose that Seller is Broker's client. Broker's duties to Seller can be found at lines 191-200. Broker's duties to all parties can be found~~

170 ~~at lines 174-190. The confidentiality rights of all parties can be found at lines 214-221. See lines 222-226 for information regarding~~

171 ~~identification of confidential and non-confidential information at lines 227-230. If a multiple representation relationship is consented~~

172 ~~to and does occur, both parties will be Broker's clients.~~

173 ~~■ **DUTIES OWED TO ALL PARTIES:** Wisconsin Statute § 452.133(1) states that in providing brokerage services to a party to a~~

174 ~~transaction (including both clients and customers), a broker shall do all of the following:~~

175 ~~(a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.~~

176 ~~(b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.~~

177 ~~(c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through~~

178 ~~reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.~~

179 ~~(d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows~~

180 ~~a reasonable party would want to be kept confidential, unless the information must be disclosed under (c), or Wis. Stat. § 452.23~~

181 ~~(information contradicting third party inspection or investigation reports), or is otherwise required by law to be disclosed or the party~~

182 ~~whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential~~

183 ~~information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no~~

184 ~~longer providing brokerage services to the party.~~

185 ~~(e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a~~

186 ~~reasonable time of the party's request, unless disclosure of the information is prohibited by law.~~

187 ~~(f) Account for all property of the parties coming into the possession of a broker within a reasonable time of receipt.~~

188 ~~(g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages~~

189 ~~and disadvantages of the proposals.~~

190 ~~■ **DUTIES OWED TO CLIENTS ONLY:** Wisconsin Statute § 452.133(2) states that in addition to his or her duties under lines 174-190,~~

191 ~~a broker providing brokerage services to his or her client shall do all the following:~~

192 ~~(a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a~~

193 ~~client violates the broker's duties under lines 174-190 or Wis. Stat. § 452.137(2) (duties to all clients in multiple representation~~

194 ~~situations).~~

195 ~~(b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or~~

196 ~~discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 180 - 185) and other~~

197 ~~information, the disclosure of which is prohibited by law.~~

198 ~~(c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,~~

199 ~~that are not inconsistent with another duty that the broker has under Wis. Stat. Chapter 452 or any other law.~~

200

MULTIPLE REPRESENTATION (DUAL AGENCY):

Wisconsin Statute § 452.137 states that Broker may represent both parties in the same transaction only with the written consent of both parties. A multiple representation relationship would exist if Broker was the buyer's agent for a buyer seeking to acquire an interest in the Property. In a multiple representation relationship, Broker will provide the marketing and other services agreed upon in this Listing. Broker will continue to provide information and advice to both parties, but is not allowed to place the interests of either party ahead of the other in negotiations. During negotiations, Broker will prepare approved forms to accomplish the intent of the party making the proposal. Broker will present the proposal in an objective and unbiased manner, disclosing the proposal's advantages and disadvantages. Broker shall not disclose confidential information of either party unless required by law. (NOTE: Wisconsin Administrative Code section RL 24.07 requires disclosure of adverse material facts to all interested parties). If Seller consents to the multiple representation relationship, Seller is indicating that Seller understands Broker's duties to all parties to a transaction (see lines 174-190) and Broker's duties to a client (see lines 191-200) and that if a multiple representation relationship arises, Broker will owe the same duties to buyer that Broker owes to Seller. (See lines 191-200.)

SELLER (DOES)(DOES NOT) ☐ STRIKE ONE ☒ CONSENT TO A MULTIPLE REPRESENTATION RELATIONSHIP (DUAL AGENCY).

CONFIDENTIALITY NOTICE:

A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW. THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:-

- 1) MATERIAL ADVERSE FACTS AS DEFINED IN § 452.01 (5g) OF THE WISCONSIN STATUTES. (See lines 124 to 127)
- 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION AT LINES 227 TO 228. AT A LATER TIME, YOU ALSO MAY PROVIDE THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL. YOU MAY IDENTIFY INFORMATION WHICH MIGHT OTHERWISE BE CONSIDERED CONFIDENTIAL (SUCH AS SELLER'S MOTIVATION TO SELL) AS NON-CONFIDENTIAL AT LINES 229 TO 230.

CONFIDENTIAL INFORMATION:**NON-CONFIDENTIAL INFORMATION:**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

ADDITIONAL PROVISIONS: The Agency Disclosure Provisions at lines 168-230 have been replaced by the Broker Disclosure to Clients form and are deleted.

ADDENDA: The attached _____ is/are made part of this Listing.

CAUTION: IF SIGNED, THIS LISTING CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THIS LISTING OR OTHER REAL ESTATE CONTRACTS, BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS LISTING OR ANY OTHER REAL ESTATE CONTRACT. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED. SELLER SHOULD CONSULT OTHER EXPERTS AS APPROPRIATE, FOR EXAMPLE, APPRAISERS, TAX ADVISORS, OR HOME INSPECTORS IF SERVICES BEYOND BROKER'S MARKETING SERVICES ARE REQUIRED.

TERM OF THE CONTRACT: FROM THE 31st DAY OF May, 2007, UP TO AND INCLUDING MIDNIGHT OF THE 31st DAY OF December, 2008.
Dated this _____ day of _____.

(X) _____
255 Seller's Signature ▲ Print Name Here: ► City of Menasha Mayor Social Security No. or FEIN ▲ _____ Date ▲ _____

(X) _____
257 Seller's Signature ▲ Print Name Here: ► City of Menasha Clerk Social Security No. or FEIN ▲ _____ Date ▲ _____

258 140 Main Street
259 Menasha WI 54952
260 Seller's Address ▲ Phone # ▲ _____ Fax # ▲ _____

(X) _____
262 Agent for Broker ▲ (Print Name) ► John Coughlin Coldwell Banker The Real Estate Group
Broker/Firm Name ▲ _____

263 1050 N Lynndale Dr
Appleton WI 54914 (920) 450-5500 (920) 831-0128
264 Broker/Firm Address ▲ Phone # ▲ _____ Fax # ▲ _____

BROKER DISCLOSURE TO CLIENTS

1 *NOTE: THE DISCLOSURES CONCERNING AGENCY RELATIONSHIPS THAT A BROKER MUST GIVE TO A CLIENT WERE RE-*
2 *vised BY 2005 WIS. ACT 87. THIS DISCLOSURE DOCUMENT REFLECTS THE LAW IN EFFECT BEGINNING 7-1-06.*

3 **UNDER WISCONSIN LAW, A BROKER OWES CERTAIN DUTIES TO ALL PARTIES TO A TRANSACTION:**

- 4 ■ The duty to provide brokerage services to you fairly and honestly.
- 5 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 6 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
7 disclosure of the information is prohibited by law.
- 8 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
9 prohibited by law. **(See Lines 28-37)**
- 10 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
11 confidential information of other parties. **(See Lines 71-89)**
- 12 ■ The duty to safeguard trust funds and other property the broker holds.
- 13 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
14 disadvantages of the proposals.

15 **BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A BROKER, YOU ARE THE BROKER'S CLIENT. A**
16 **BROKER OWES ADDITIONAL DUTIES TO A CLIENT.**

- 17 ■ The broker will provide, at your request, information and advice on real estate matters that affect your transaction, unless you
18 release the broker from this duty.
 - 19 ■ The broker must provide you with all material facts affecting the transaction, not just adverse facts.
 - 20 ■ The broker will fulfill the broker's obligations under the agency agreement and fulfill your lawful requests that are within the scope
21 of the agency agreement.
 - 22 ■ The broker will negotiate for you, unless you release the broker from this duty.
 - 23 ■ The broker will not place the broker's interests ahead of your interests. The broker will not, unless required by law, give
24 information or advice to other parties who are not the broker's clients, if giving the information or advice is contrary to your
25 interests.
- 26 If you become involved in a transaction in which another party is also the broker's client (a "multiple representation relationship"),
27 different duties may apply.

28 **DEFINITION OF MATERIAL ADVERSE FACTS**

29 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or
30 that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would
31 affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's
32 decision about the terms of such a contract or agreement.

33 An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally
34 recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of
35 improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party
36 to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the
37 transaction.

38 **MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY**

39 A multiple representation relationship exists if a broker has an agency agreement with more than one client who is a party in the
40 same transaction. In a multiple representation relationship, if all of the broker's clients in the transaction consent, the broker may
41 provide services to the clients through designated agency.

42 Designated agency means that different salespersons employed by the broker will negotiate on behalf of you and the other
43 client or clients in the transaction, and the broker's duties will remain the same. Each salesperson will provide information, opinions,
44 and advice to the client for whom the salesperson is negotiating, to assist the client in the negotiations. Each client will be able to
45 receive information, opinions, and advice that will assist the client, even if the information, opinions, or advice gives the client
46 advantages in the negotiations over the broker's other clients. A salesperson will not reveal any of your confidential information to
47 another party unless required to do so by law.

48 If a designated agency relationship is not in effect you may authorize or reject a multiple representation relationship. If you
49 authorize a multiple representation relationship the broker may provide brokerage services to more than one client in a transaction
50 but neither the broker nor any of the broker's salespersons may assist any client with information, opinions, and advice which may
51 favor the interests of one client over any other client. If you do not consent to a multiple representation relationship the broker will not
52 be allowed to provide brokerage services to more than one client in the transaction.

53 **INITIAL ONLY ONE OF THE THREE LINES BELOW:**54 ☒ I consent to *multiple representation relationships* with designated agency.55 ☐ I consent to multiple representation relationships, but I do not consent to designated agency.56 ☐ I reject multiple representation relationships.

57 **NOTE: YOU MAY WITHDRAW YOUR CONSENT TO DESIGNATED AGENCY OR TO MULTIPLE REPRESENTATION**
 58 **RELATIONSHIPS BY WRITTEN NOTICE TO THE BROKER AT ANY TIME. YOUR BROKER IS REQUIRED TO DISCLOSE TO**
 59 **YOU IN YOUR AGENCY AGREEMENT THE COMMISSION OR FEES THAT YOU MAY OWE TO YOUR BROKER. IF YOU HAVE**
 60 **ANY QUESTIONS ABOUT THE COMMISSION OR FEES THAT YOU MAY OWE BASED UPON THE TYPE OF AGENCY**
 61 **RELATIONSHIP YOU SELECT WITH YOUR BROKER YOU SHOULD ASK YOUR BROKER BEFORE SIGNING THE AGENCY**
 62 **AGREEMENT.**

63 **SUBAGENCY**64 The broker may, with your authorization in the agency agreement, engage other brokers who assist your broker by providing
65 brokerage services for your benefit. A subagent will not put the subagent's own interests ahead of your interests.

66 A subagent will not, unless required by law, provide advice or opinions to other parties if doing so is contrary to your interests.

67 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
68 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.69 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language
70 summary of a broker's duties to you under section 452.133 of the Wisconsin statutes.71 **CONFIDENTIALITY NOTICE TO CLIENTS**

72 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
 73 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
 74 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
 75 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER THE BROKER IS NO**
 76 **LONGER PROVIDING BROKERAGE SERVICES TO YOU.**

77 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**78 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 28-37**).79 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
80 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

81 **TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY**
 82 **LIST THAT INFORMATION BELOW (SEE LINES 84-86). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH**
 83 **OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

84 **CONFIDENTIAL INFORMATION:** _____

85 _____

86 _____

87 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by Broker): _____

88 _____

89 _____

90 **CONSENT TO TELEPHONE SOLICITATION**

91 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
 92 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
 93 withdraw this consent in writing.

94 **List Home/Cell Numbers:** 920-967-5116

95 **READING/UNDERSTANDING: If Client's agency agreement is for brokerage services related to real estate primarily intended**
 96 **for use as a residential property containing one to 4 dwelling units, Wisconsin law requires broker to request the client's**
 97 **signed acknowledgment that the client has received a copy of the written disclosure statement.**

98 (X) _____ (X) _____
 99 Client Signature ▲ Date ▲ Client Signature ▲ Date ▲

100 No representation is made as to the legality, appropriateness or adequacy of any provision in a specific transaction. The italicized
 101 words on line 54 have been added to the statutory language for clarification.

REAL ESTATE CONDITION REPORT - V

1 PROPERTY OWNER: City of Menasha Mayor City of Menasha Clerk
2 PROPERTY ADDRESS: "Lake Park Villas" Phase II, Menasha WI 54952
3 OWNER HAS OWNED THE PROPERTY FOR YEARS.

See Lines 63-70 on page two.

4 CIRCLE ONE ANSWER: Explain any "yes" or "unsure" answers in the blank lines following question #21.

- | | | | | |
|---------|---|-----|----|--------|
| 5 (1) | Are you aware of planned or commenced public improvements which may result in special | yes | no | unsure |
| 6 | assessments or otherwise materially affect the Property or the present use of the Property? | | | |
| 7 (2) | Are you aware of any government agency or court order requiring repair, alteration or correction | yes | no | unsure |
| 8 | of any existing condition? | | | |
| 9 (3) | Are you aware of any completed or pending Property tax reassessment of the Property? | yes | no | unsure |
| 10 (4) | Are you aware of any land division involving the Property, for which required state or local | yes | no | unsure |
| 11 | approvals were not obtained? | | | |
| 12 (5) | Are you aware of any portion of the Property being in a 100 year floodplain, a wetland or a | yes | no | unsure |
| 13 | shoreland zoning area under local, state or federal regulations? | | | |
| 14 (6) | Are you aware of any portion of the Property being subject to, or in violation of, a Farmland | yes | no | unsure |
| 15 | Preservation Agreement under a County Farmland Preservation Plan, or enrolled in, or in violation | | | |
| 16 | of, a Forest Crop, Woodland Tax, Managed Forest, Conservation Reserve or comparable program? | | | |
| 17 (7) | Are you aware of any boundary disputes or material violation of fence laws (Wis. Stats. Ch. 90) | yes | no | unsure |
| 18 | which require the erection and maintenance of legal fences between adjoining properties where | | | |
| 19 | one or both of the properties is used and occupied for farming or grazing purposes? | | | |
| 20 (8) | Are you aware of material violations of environmental rules or other rules or agreements | yes | no | unsure |
| 21 | regulating the use of the Property? | | | |
| 22 (9) | Are you aware of conditions constituting a significant health or safety hazard for occupants | yes | no | unsure |
| 23 | of Property? | | | |
| 24 (10) | Are you aware of underground storage tanks on the Property for storage of flammable or | yes | no | unsure |
| 25 | combustible liquids, including but not limited to gasoline and heating oil? | | | |
| 26 (11) | Are you aware of underground storage tanks for storage of flammable or combustible liquids, | yes | no | unsure |
| 27 | including but not limited to gasoline and heating oil, previously located on the Property? | | | |
| 28 (12) | Are you aware of high voltage electric (100 KV or greater) or steel natural gas transmission | yes | no | unsure |
| 29 | lines located on but not directly serving the Property? | | | |
| 30 (13) | Are you aware of wells on the Property required to be abandoned (Wis. Adm. Code NR 112.26) | yes | no | unsure |
| 31 | but which are not abandoned according to state regulations? | | | |
| 32 (14) | Are you aware of cisterns or septic tanks on the Property? | yes | no | unsure |
| 33 (15) | Are you aware of subsoil conditions which would significantly increase the cost of | yes | no | unsure |
| 34 | development including, but not limited to, subsurface foundations, organic or non-organic | | | |
| 35 | fill, dumpsites or containers on Property which contained or currently contain toxic or | | | |
| 36 | hazardous materials, high groundwater, soil conditions (e.g. low load bearing capacity) | | | |
| 37 | or excessive rocks or rock formations on the Property? | | | |
| 38 (16) | Are you aware of a lack of legal vehicular access to the Property from public roads? | yes | no | unsure |
| 39 (17) | Are you aware of prior reimbursement for corrective action costs under the Agricultural | yes | no | unsure |
| 40 | Chemical Cleanup Program? (Wis. Stats. §94.73). | | | |
| 41 (18) | Are you aware of any other conditions or occurrences which would significantly increase the | yes | no | unsure |
| 42 | cost of development or reduce the value of the Property to a reasonable person with knowledge | | | |
| 43 | of the nature and scope of the condition or occurrence? | | | |
| 44 (19) | Land sold with the property has been assessed as agricultural land under Wis. Stat. §70.32 (2r) | yes | no | unsure |
| 45 | (use-value assessment).* | | | |
| 46 (20) | Land sold with the property has been assessed a penalty under Wis. Stat. §70.32(2) (use value | yes | no | unsure |
| 47 | assessment). | | | |
| 48 (21) | Land sold with the property has been assessed a penalty under Wis. Stat. §70.32(4) (use-value | yes | no | unsure |
| 49 | assessment) which has been deferred. | | | |

50 EXPLANATIONS OF "YES" OR "UNSURE" ANSWERS

51 _____
52 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

53 The Owner certifies that the information in this report is true and correct to the best of Owner's knowledge as of the date below.

54 (X) _____ (X) _____
55 Signature ▲ Date ▲ Signature ▲ Date ▲

56 Broker certifies that Broker has inspected the property and unless otherwise indicated, Broker is not aware of any defects other than
57 those disclosed by this report or of information inconsistent with this report.

58 Coldwell Banker The Real Estate Group (X) _____
59 Broker ▲ By ▲ Date ▲

60 I acknowledge receipt of a copy of this report.

61 (X) _____ (X) _____
62 Buyer's Signature ▲ Buyer's Signature ▲

63 Wisconsin Administrative Code §RL24.07(1)(a) requires listing brokers to inspect the property and to "make inquiries of the seller
64 on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the
65 seller provide a written response to the licensee's inquiry". Wis. Adm. Code §RL24.07(2) requires listing brokers to disclose all
66 material adverse facts discovered in Broker's inspection or disclosed by Owner, in writing, in a timely manner, to all parties. This
67 real estate condition report is designed to fulfill these duties under the license law. Owner's statements are a representation of
68 Owner's knowledge of the property's condition. It is not a warranty of any kind by the Owner or any agent of the Owner, nor is
69 it a substitute for any inspections buyer/tenant may wish to obtain. Buyer may, however, rely upon this information in deciding
70 whether or not or upon what terms to purchase the property. In this form "am aware" means to have notice or knowledge.

* *Notice: Under Wisconsin's Use Value Law, the assessed value of all agricultural land is based on its use value rather than its fair market value. The use value assessment system requires that the assessed value of agricultural land is based on the income that could be generated from its rental for agricultural use. When a person converts agricultural land to a non-agricultural use (e.g., residential, commercial, recreation, etc.), that person may owe a penalty. To obtain more information about the use value law or penalty, please contact the Wisconsin Department of Revenue's Equalization Bureau at (<http://www.dor.state.wi.us/contact/slf.html>) or by phone at 608-264-8131.*

Copyright December 2002 by Wisconsin REALTORS® Association

Drafted by: Attorney Richard J. Staff

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

This report form does not satisfy Wisconsin Statute Chapter 709 which generally applies to transfers of real estate containing 1-4 dwelling units.

DISCLOSURE FORM (SELLER)

Subject Property Address: "Lake Park Villas" Phase II (City/Town) Menasha

INSPECTION(S)

During the term of this listing, The Real Estate Group, Inc., and/or its Agents may furnish a list of Independent Inspectors to the Seller. In the event any inspections are ordered on behalf of the Seller, or if the Seller orders inspections from the list provided by the Agent, all parties hereby hold the The Real Estate Group, Inc., and its Agents harmless from the results and costs of inspections ordered. It is agreed the inspector(s) is/are not the Agent(s) of The Real Estate Group, Inc.

SELLER MARITAL DISCLOSURE

At time of closing subject property will be considered homestead property for Seller: Yes ☐ (X) No ☒ (X)

Seller and Seller's spouse warrant the Seller's spouse will join in the conveyance: Yes ☐ (X) No ☒ (X)

If spouse will not join in conveyance:

- A) Seller is single: ☐ (X) C) Seller is builder and property is non-homestead: ☐ (X)
B) Seller is personal representative of the estate: ☐ (X) D) Other: City owned property

PERMISSION TO AFFIX SOLD SIGN

Seller allows The Real Estate Group, Inc., to affix a "sold" sign on the yard sign once the Seller has an accepted offer on the property with financial commitment. Seller understands a "sold" sign in all likelihood could mean no future sales activity regarding the subject property.

Yes ☒ (X) No ☐ (X)

PERMISSION TO PLACE LOCK BOX

Seller allows The Real Estate Group, Inc., to place a Lock Box on the above subject property. Seller assumes full responsibility as to the usage of the Lock Box.

Yes ☐ (X) No ☒ (X)

BEST BUYER (AHS) HOME PROTECTION PLAN

Seller **agrees** to supply the home protection plan at time of listing. Yes ☐ (X) No ☒ (X)

SIGNING AUTHORIZATION

If Seller is not present at closing, Seller hereby authorizes a representative of The Real Estate Group, Inc., to sign on Seller's behalf the "Hud-1 Settlement Statement." On cash closings, Seller authorizes representative to sign the Title Company/Lender Closing Statement.

Yes ☒ (X) No ☐ (X)

MORTGAGE PAYOFF AUTHORIZATION

Seller hereby gives authorization to The Real Estate Group, Inc. and its Closing Agent to request on Seller's behalf final payoff information on the following mortgage(s):

Mortgage Company: _____

Mortgage Company: _____

Account Number: _____

Account Number: _____

Seller City of Menasha Mayor

Social Security Number _____

Date _____

Seller City of Menasha Clerk

Social Security Number _____

Date _____



Memorandum

TO: Administration Committee/Common Council
FROM: Greg Keil, CDD
Date: May 17, 2007
RE: Lake Park Villas Marketing and Development

Lake Park Villas is a valuable asset to the city. The combined value of the developed residential and commercial parcels is about \$18.9 million. A recent appraisal has set the value of the vacant commercial lots at \$1.56 million. The available residential lots and remaining development area has an estimated value of \$3.6 million.

The break up of the Wisco partnership has seriously undermined the marketing and sales of city owned land within Lake Park Villas. It is essential that marketing of the property be reestablished as quickly and effectively as possible if the city is to rely on lot sales to meet Lake Park Villas debt obligations.

For the past several months staff has been evaluating various options to replace the marketing and development services formerly performed by Wisco Properties. We have met with numerous parties including home builders, developers, and real estate brokers to consider possibilities.

These discussions, together with our past experience with Wisco Properties and our current assessment of the real estate market, have led us to the following conclusions and recommended actions:

Phase I

- the marketing of Phase I (the Lake Park Square commercial area) should be opened up to all commercial real estate brokers who should be paid a suitable commission
- purchasers of lots within Phase I should be able to use a building contractor of their choice

Proposed Action: Prepare marketing materials and distribute to all commercial real estate brokers in the Fox Cities area. Offer an 8 percent commission on lot sales. List available lots on This Property.com

Phase II

- the development of Phase II (the current residential area) of Lake Park Villas should be opened up to all qualified homebuilders
- the quality and character of development Phase II should be preserved through appropriate design criteria and protective covenants

- the marketing of the remaining lots in Phase II should be carried out by a qualified team knowledgeable about the project and the Fox Cites real estate market

Proposed Action Engage the John Coughlin team to market Phase II due to its familiarity with the project and its past success in marketing the residential properties. Continue to work with the Homeowners Association on development criteria and covenants

Phase III

- the development of Phase III (the area south of the existing residential development) should be initiated within the next 12 months
- Phase III design should incorporate higher density/lower cost housing options
- the design and character of development in Phase III should be compatible with existing development in Lake Park Villas
- a marketing plan for Phase III should be developed in concert with design plans
- the marketing and development of Phase III should be open to all qualified builder/broker development teams
- the creation of a mixed-use Tax Increment Finance District should be considered to carry the cost of infrastructure and amenities in Phase III

Proposed Action: Prepare a request for proposals for the design and development of this area. Select a developer in fall of this year with construction to commence next spring.

Phase IV

Proposed Action: The planning and design of Phase IV (the remaining residential development area) should be initiated upon substantial completion of Phases II and III.



City of Menasha • Office of the City Attorney
Jeffrey S. Brandt, City Attorney

MEMO

TO: Common Council

FROM: Jeff Brandt JSB

SUBJECT: Weinberger proposal

DATE: May 16, 2007

Attached to this memo is a letter proposal from Kevin Weinberger involving a proposal he is making to the Fox Communities Credit Union and to the City. The City has no right to be involved in any direct negotiations between Weinberger and the Credit Union.

The City does hold a mortgage on the Athletica property for \$2,000,000, however. As we have previously explained, the mortgage was designed as surplus security for the City in the event insufficient lots were sold to cover all City expenses in the Lake Park Villas project. The price of the lots in all phases of Lake Park Villas is designed to reflect all City investment, including debt service. If all of the lots were to be sold for the asking prices, it is expected the City would recover all its costs. At that point, the City's mortgage would be unnecessary and would be released.

Unfortunately, we are at an interim phase in the process. Not enough lots have been sold to cover all City expenses. The economic viability of Athletica has been brought into question. This has been previously explained to you. A receiver, Mike Polsky, has been appointed by the Court to manage among other things, Athletica. The receiver has determined that it is no longer an appropriate expenditure of funds to continue Athletica's operations and Fox Communities Credit Union has refused to continue to fund shortfalls in the amount required to continue operations of the facility. The City has indicated it does not intend to provide those funds. Therefore, the facility is left with insufficient cash to operate. To that end, a motion was filed in Calumet County Circuit Court to close Athletica. That motion was scheduled for a hearing on May 16, 2007. The stated intention of Fox Communities Credit Union has been to foreclose its first mortgage on the Athletica property as soon as possible.

After that motion was filed and scheduled for hearing, Weinberger's proposal was advanced. The first time anyone from the City was aware of this proposal was Thursday, May 10, 2007. Since this proposal affected the potential closing of Athletica, it was decided that a Special Common Council meeting would be scheduled for May 15, 2007. As the terms of the Weinberger proposal were being provided to the City, he was also negotiating with the Fox Communities Credit

Union. On May 11, 2007, the attorney representing the bank informed the City that she had rescheduled the motion to close Athletica to May 29, 2007. Fox Communities Credit Union agreed to continue funding the shortfall in operations and delay filing any foreclosure until the motion could be heard. The purpose of the adjournment was to allow the bank additional time to evaluate the Weinberger proposal, and for the City to make a decision on the proposal set forth in the attached letter. The receiver cannot sell the Athletica property to Mr. Weinberger's group unless there is a deal with the City on the treatment of its mortgage. The postponement also provided the opportunity to the City to defer this issue from the Special Common Council meeting to the regularly scheduled meeting of May 21, 2007. All the supporting documentation would be available and would be provided in the Council packet.

Mr. Weinberger claims that he has solicited and received commitments from members of Athletica to contribute money to purchase the facility and the operations from the receiver. As far as the City is aware, as of the writing of this memo, Fox Communities Credit Union was insisting on being paid a net amount of \$775,000. Mr. Weinberger claims he will have commitments from Athletica members to cover about \$400,000 of the funds required. He expects the balance to come from larger investors or his bank, based in his credit. Weinberger is negotiating with Fox Communities Credit Union on the purchase price, as his offer was for a gross purchase price of \$775,000 and was to include all equipment located at Athletica, some of which is leased, with the net to Fox Communities Credit Union being up to \$50,000 less than the credit union has said it would accept for a release of its mortgage and security interest.

At the May 21, 2007 Common Council meeting, you are asked to evaluate the Weinberger proposal. In essence, there are four things you can do:

1. You can approve the proposal.
2. You can reject the proposal.
3. You can by majority vote make any counter-offer to Weinberger.
4. You can make a parliamentary move to defer action.

Each of these actions has ramification that will be explained below.

APPROVAL OF THE PROPOSAL

The advantage of this action is that it gives the City the best opportunity to protect as much of Athletica as is possible. The Credit Union is at the point where they will no longer advance any money to continue the operation of Athletica. If Athletica closes, it is almost a certainty that its value will diminish. The Credit Union will foreclose its mortgage, ultimately extinguishing the City's mortgage. This also results in the discontinuation of use of the facility by its members, many of whom are Menasha residents.

The disadvantage of this proposal is that it discounts the City's mortgage and limits the length of time the mortgage is in effect.

REJECTION OF THE PROPOSAL

This will result in the receiver's motion to close Athletica being considered by the Court. Unless the City is willing to feed the operations (estimated at \$15,000 - \$20,000 per month), the motion will be granted. The next step will be the foreclosure and the extinguishing of the City mortgage.

COUNTER – OFFER TO THE PROPOSAL

This would result in a signal that the City might be willing to accept a similar deal. There is no guarantee that Weinberger will accept any counters, nor that the Credit Union will further defer its intent to close by advancing more operational money. The first oral discussion contained a longer term for the mortgage to survive. This was reduced in the written offer. Weinberger has verbally told the City he does not want to "sweeten" the offer.

PARLIAMENTARY DELAY

This would be a signal that the City has no interest in the Weinberger proposal and would amount to a rejection. It would also be a signal that the Common Council is unwilling to make difficult decisions.

Although, the offer is far from ideal, it is the only offer received by anyone that keeps Athletica open and retains some level of security for the City. Businesses fail every day. Some of them have been involved with or have received development assistance from municipalities. As unfortunate and annoying as that is, decisions need to be made that protect the best interests of the City. The Weinberger proposal does contain an element of certainty. That uncertainty could favor or disadvantage the City. What is certain is that all other options will result in the certainty of Athletica closing and the ultimate extinguishment of the mortgage.

May 11, 2007

Mayor Joseph Laux
City of Menasha
140 Main Street
Menasha, WI 54952

Re: Athletica Fitness

Dear Mayor Laux:

On behalf of an investor group (the "Investors") that plans to attempt to purchase the Athletica facility, the adjacent clubhouse facility (together, the "Real Estate") and all personal property and other assets used in the operation of Athletica (the "Assets"), I wish to present the City of Menasha with a proposal by which the City's mortgage upon the Athletica facility would remain in place in modified form and on modified terms. Any agreement with the City in this regard would obviously be subject to successful negotiation and closing of the purchase of the Real Estate and the Assets.

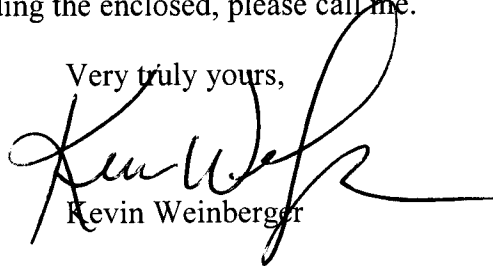
The Investors would agree to either allow the current mortgage to stay in place in amended form or execute a new mortgage in favor of the City. The amount of the mortgage would be One Million Dollars (\$1,000,000) and would be payable in full upon the sale of the Real Estate, whether that sale is conventional or forced. The term of the mortgage would not exceed ten (5) years. There is no debt service to be paid on the mortgage and no interest would accrue. Instead, the mortgage would exist to secure payment of a part of the costs invested by the City in the construction related costs of the Athletica facility (the City having invested approximately \$2,400,000 in the Athletica real estate). The mortgage obligations would be reduced by the sum of Seven Thousand Dollars (\$7,000) for each residential lot sold by the City (directly or through its agents) in the Lake Park Villas subdivision. No credit shall be given for the sale of any commercial lot sold in that subdivision. If and when the sum of \$1,000,000 has been credited against the mortgage, the mortgage will be released.

The City will subordinate the mortgage to any mortgage lenders providing secured financing to Athletica in the future may wish to record against the Real Estate, provided the total outstanding obligation under the City mortgage and the proposed lender mortgage(s) debt does not exceed seventy percent (70%) of the fair market value of the Real Estate according to an agreed upon appraisal performed contemporaneously with the proposed secured creditor financing.

I understand this proposal must be agreed to by the City Council and that the City would require its legal counsel to prepare appropriate documents to set forth the final terms of an agreement between the Investors and the City, which may include terms and conditions in addition to the general terms set forth in this letter. I would appreciate an indication from you, however, as to your willingness to promote this proposal at the next meeting of the City Council.

If you have any questions regarding the enclosed, please call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin Weinberger", with a long horizontal flourish extending to the right.

Kevin Weinberger

Jeffrey S. Brandt

From: Rohan, Thomas V. [TRohan@dkattorneys.com]
Sent: Thursday, May 17, 2007 12:13 PM
To: Jeffrey S. Brandt
Subject: FW: Athletica
Importance: High

Jeff,

I believe this is the information/confirmation you were looking for from BLG. Let me know if you have any questions about it. Thanks.



Thomas V. Rohan
 Attorney

DIRECT DIAL: 920-431-2243
 DIRECT FAX: 920-431-2283

318 South Washington Street
 Suite 300
 Green Bay, WI 54301
 trohan@dkattorneys.com
 www.dkattorneys.com

[DOWNLOAD V-CARD](#)

From: Patricia M. Gibeault [mailto:PGibeault@axley.com]
Sent: Thursday, May 17, 2007 1:11 PM
To: Rohan, Thomas V.; Mike Polsky; CJ Murray
Cc: David Coggins
Subject: FW: Athletica
Importance: High

BLG has obtained approval to consent to a sale of the Athletica assets (including the building it occupies and the leased equipment) at a sale price of \$775,000 plus splitting the cost of the leases (estimated cost \$55,000, but reduced buyouts may be able to be negotiated) with Mr.. Weinberger. I just spoke with Mr. Weinberger and he has agreed to the price. As you know, I can not contact the mayor, so I ask you to convey this information to him. I did inquire as to the status of financing, and Mr. Weinberger indicated he was in North Carolina but had meetings scheduled for Monday and Tuesday of next week relating to the financing.

From: Patricia Foster [mailto:pfoster@bcblaw.net]
Sent: Thursday, May 17, 2007 9:41 AM
To: Mike Polsky; Patricia M. Gibeault
Cc: CJ Murray
Subject: Athletica
Importance: High

5/17/2007



City of Menasha • Office of the City Attorney
Jeffrey S. Brandt, City Attorney

MEMO

TO: Common Council

FROM: Jeff Brandt JSB

SUBJECT: Sale of Wisco's remaining assets

DATE: May 16, 2007

Included is a motion of the Wisco receiver to sell the remaining assets of Wisco for \$3,910,000. The Credit Union and the receiver are asking the City to forego any marshalling of assets argument it may have to facilitate the sale of Athletica and the remaining Wisco assets.

Marshalling of assets is an attempt to demonstrate to the Court that although there are insufficient values in one piece of a debtor's property to cover all the debt, there are additional assets from other property that should be looked to satisfy the obligations. The City has been informed by the attorney for the Credit Union that a conservative estimate of the value realized after selling all the assets will be a deficit to the bank of approximately \$235,000. It is difficult to determine that number with more precision until the receivership is close to expiration. At this point, there is nothing to suggest that there will be any additional money available for the City. The Credit Union does have personal guarantees from many of the individuals involved in Wisco. Personal guarantees are not available in any marshalling argument.

As the last piece in the puzzle of moving from Wisco developing and marketing, the City should forego the marshalling argument. This will be the direction our attorney, Tom Rohan will follow unless the Common Council determines otherwise and approves spending additional funds chasing a remedy unlikely to result in any recovery.

The only option not discussed in the various memos included in the packet would be an attempt by the City to purchase Athletica and its assets from Fox Communities Credit Union. That option has been investigated and the Credit Union has never been willing to offer to the City that it would discount its mortgage in any meaningful amount. The result of any effort by the City to purchase Athletica would be an increase that the City investment in Athletica. That would include the construction amount, the purchase price, and all money necessary to fund the continued operations. It would then no longer be a tax-paying property. Ultimately, any subsequent sale would have to include these additional amounts plus the lost tax revenue.

STATE OF WISCONSIN

CIRCUIT COURT

CALUMET COUNTY

FOX COMMUNITIES CREDIT UNION

Plaintiff,

v.

Case No. 06CV302/303

WISCO ENTERPRISES LLP
CITY OF MENASHA
THOMAS J. AMACK
LORENA H. AMACK
LARSU INC.
JOHNSON PROPERTIES LTD.
GEORGETTE JOHNSON
JUDITH M. JOHNSON
KIM M. JOHNSON
KEVIN R. JOHNSON
ROYCE A. JOHNSON
SUSAN C. JOHNSON

Other Debtor Actions: 30304

JOINT ADMINISTRATION

Defendants.

FOX COMMUNITIES CREDIT UNION

Plaintiff,

v.

ATHLETICA FITNESS LLC
WISCO ENTERPRISES LLP
THOMAS J. AMACK
LARSU INC.
JOHNSON PROPERTIES LTD.
KIM M. JOHNSON
KEVIN R. JOHNSON

Defendants.

NOTICE OF HEARING

TO: ALL CREDITORS AND PARTIES-IN-INTEREST

PLEASE TAKE NOTICE that on **Tuesday, May 29, 2007 at 9:30 a.m., Central Time**, or as soon thereafter as counsel can be heard, a hearing will be held before the Honorable Donald Poppy in his courtroom, Calumet County Courthouse, 206 Court Street, Chilton, Wisconsin 53014, on the Receiver's Motion to Sell Real Estate and Personal Property Free and Clear of All Liens, Claims and Encumbrances and for Authority to

Disburse the Sale Proceeds (the "Real Estate Sale Motion"). A copy of the Real Estate Sale Motion is attached.

If you do not want the Court to approve the Real Estate Sale Motion, or if you want the Court to consider your view on the Real Estate Sale Motion, you or your attorney must:

► **File a written Objection to the Real Estate Sale Motion on or before 4:30 p.m. on Friday, May 25, 2007, explaining the factual and legal basis for your position, at the following address:**

Honorable Donald Poppy
Calumet County Courthouse
206 Court Street
Chilton, Wisconsin 53014

► **Mail, fax or e-mail a copy of your Objection so that it is received no later than 5:00 p.m. on May 25, 2007, to:**

Michael S. Polsky, Esq., Receiver
Beck, Chaet, Bamberger & Polsky, S.C.
Two Plaza East, Suite 1085
330 East Kilbourn Avenue
Milwaukee, WI 53202
Tel: (414)273-4200
Fax: (414)273-7786
E-mail: mpolsky@bcblaw.net

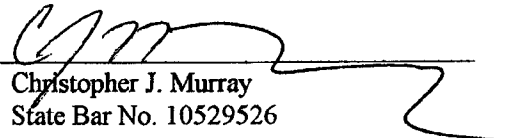
► **Appear and explain your position at the hearing to be held before the Honorable Donald Poppy, Tuesday, May 29, 2007 at 9:30 a.m. Central Time.**

If you or your attorney do not take these steps, the court may decide that you do not oppose the Real Estate Sale Motion and may enter an Order granting the relief which has been requested.

Dated this 8 day of May, 2007.

BECK, CHAET, BAMBERGER & POLSKY, S.C.
Attorneys for Michael S. Polsky
Chapter 128 Receiver

By: _____


Christopher J. Murray
State Bar No. 10529526

P.O. Address:
BECK, CHAET, BAMBERGER & POLSKY, S.C.
Two Plaza East, Suite 1085
330 East Kilbourn Avenue
Milwaukee, WI 53202
(414) 273-4200

STATE OF WISCONSIN

CIRCUIT COURT

CALUMET COUNTY

FOX COMMUNITIES CREDIT UNION

Plaintiff,

v.

Case No. 06CV302/303

WISCO ENTERPRISES LLP
CITY OF MENASHA
THOMAS J. AMACK
LORENA H. AMACK
LARSU INC.
JOHNSON PROPERTIES LTD.
GEORGETTE JOHNSON
JUDITH M. JOHNSON
KIM M. JOHNSON
KEVIN R. JOHNSON
ROYCE A. JOHNSON
SUSAN C. JOHNSON

Other Debtor Actions: 30304

JOINT ADMINISTRATION

Defendants.

FOX COMMUNITIES CREDIT UNION

Plaintiff,

v.

ATHLETICA FITNESS LLC
WISCO ENTERPRISES LLP
THOMAS J. AMACK
LARSU INC.
JOHNSON PROPERTIES LTD.
KIM M. JOHNSON
KEVIN R. JOHNSON

Defendants.

**RECEIVER'S MOTION TO SELL REAL ESTATE AND PERSONAL PROPERTY
FREE AND CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES
AND FOR AUTHORITY TO DISBURSE THE SALE PROCEEDS**

Michael S. Polsky, Esq., Chapter 128 Receiver for Wisco Enterprises, LLP and Athletica Fitness, LLC
(collectively, "Wisco"), by his attorneys, Beck, Chact, Bamberger & Polsky, S.C., hereby moves the Court for

authority to sell the real estate and personal property described below free and clear of all liens, claims and encumbrances, and to disburse the sale proceeds (the "Real Estate Sale Motion"). In support of the Real Estate Sale Motion, the Receiver alleges as follows.

BACKGROUND

1. On January 3, 2007, two Orders were entered in these proceedings appointing Michael S. Polsky, Esq. (the "Receiver") as Receiver of Wisco pursuant to Chapter 128 of the Wisconsin Statutes.

2. Wisco is the owner of the real estate and personal property listed on the attached Exhibit A (the "Real and Personal Property").

3. Subject to Court approval, JLKP Investments, LLC and/or Assigns ("JLKP") has entered into a Commercial Offer to Purchase the Real and Personal Property from the Receiver for the amount of \$3,910,000 (the "Offer"). The Offer was subject to certain contingencies, but those contingencies have been waived and the only remaining contingency in the Offer is Court approval of the proposed sale.

4. The members of JLKP have never been owners or employees of Wisco.

5. The Real Property consists of numerous vacant residential lots, a building currently operated as a day care center and a building previously occupied by a restaurant.

6. A portion of the Real Property listed on Exhibit A was previously listed for sale by representatives of Wisco.

7. Individuals and/or entities who expressed an interest in purchasing the Real and Personal Property were contacted by the Receiver or representatives of Wisco.

8. The Receiver will continue to accept offers on the Real and Personal Property until the hearing on the Real Estate Sale Motion. The Receiver has retained the right to terminate the Offer if the Receiver is presented with a higher offer for the Real and Personal Property prior to the hearing on the Real Estate Sale Motion. In addition, JLKP has the right to increase the purchase price in the Offer until the hearing on the Real Estate Sale Motion.

9. The closing of the sale of the Real and Personal Property is scheduled to occur within five (5) business days after entry of a Court Order approving the Offer.

10. Notice of the Real Estate Sale Motion is being sent to all creditors, employees of Wisco and parties-in-interest in this matter and all parties who have expressed an interest in the Real and Personal Property.

11. Fox Communities Credit Union has a properly perfected first priority mortgage and security interest in the Real and Personal Property and has consented to the sale of the Real and Personal Property.

12. Various construction liens have been asserted against Wisco's real estate that are subordinate to the position of Fox Communities Credit Union. No payment to any construction lien claimant will be made from the proceeds of the sale of the Real and Personal Property.

13. Under the circumstances, the Receiver believes that approval of the sale of the Real and Personal Property is in the best interest of Wisco's creditors and recommends approval of said Offer.

14. The Receiver requests authority to pay the following from the closing proceeds of the sale of the Real and Personal Property:

A. All outstanding real estate and personal property taxes and outstanding special assessments which encumber title to the Real and Personal Property;

B. The necessary closing costs and expenses and all customary prorations; and

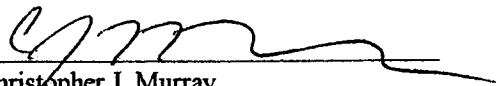
C. Fox Communities Credit Union, the remainder of the sale proceeds in partial satisfaction of its secured claim in this matter.

15. **The Real Estate Sale Motion contains a summary of the terms of the Offer. To the extent anything contained in this Real Estate Sale Motion is inconsistent with the terms of the Offer, the provisions of the Offer are controlling. In addition, not all of the specific terms of the Offer are described in the Real Estate Sale Motion. In the event any party-in-interest has any questions regarding the offer, please contact the Receiver for more information.**

WHEREFORE, the Receiver requests that the Court approve the sale of the Real and Personal Property pursuant to the terms of the Offer free and clear of all liens, claims and encumbrances, including, but not limited to the mortgage in favor of Fox Communities Credit Union and any construction liens, with any and all liens, claims and encumbrances attaching to the proceeds of the sale in the same priority as they existed prior to the closing of the sale.

Dated this 8 day of May, 2007.

BECK, CHAET, BAMBERGER & POLSKY, S.C.
Attorneys for Michael S. Polsky
Chapter 128 Receiver

By: 
Christopher J. Murray
State Bar No. 10529526

P.O. Address
BECK, CHAET, BAMBERGER & POLSKY, S.C.
Two Plaza East, Suite 1085
330 E. Kilbourn Avenue
Milwaukee, WI 53202
(414) 273-4200: Tel
(414) 273-7786: Fax

The Vault Lounge & Casual Fine Dining

Monday, May 7, 2007

Mayor Joe Laux
City of Menasha Common Council
140 Main Street
Menasha, WI 54952

Dear Mayor Joe,

The Vault Lounge is asking permission to serve alcoholic beverages on our back patio at 175 Main Street from May 22nd through November 15th, 2007.

The Vault Lounge is looking forward to serving Downtown Menasha. We are quite confident that The Vault Lounge will be a tremendous asset and attraction to the downtown area. We feel our outdoor dining facility will be a big part of that attraction.

We are looking forward to a spectacular summer season and year here in Menasha, as well as your support.

Thank you for your time and consideration.

Sincerely,



Chris Donner
Owner

The Vault Lounge, LLC

175 Main Street * Menasha, WI 54952 * (920) 720-8834

CITY OF MENASHA DISBURSEMENTS

Accounts Payable for 5/10/07-5/17/07	\$ 242,516.16
Checks # 12397-12585	

Payroll Checks for 5/10/07-5/17/07	<u>140,657.90</u>
Checks # 32003-32236	

Total	\$ 383,174.06
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**Gaps in the sequence of accounts payable check numbers may be caused by: voiding checks at the start of a new check run to set up printing of the checks correctly, having a large number of invoices on a particular vendor which causes the payment to be printed on more than one accounts payable check , incorrect alphabetizing of a vendor causing the accounts payable check to appear out of sequence or software/printer problems which result in accounts payable checks being printed incorrectly and needing to be discarded.

Marshall & Ilsley Trust Company-Flexible Spending & Dependent Care

Menasha Employees Credit Union-Employee Deductions

Menasha Employees Local 1035-Union Dues

Menasha Employees Local 1035B-Union Dues

USCM Payroll Processing-Deferred Compensation

Wisconsin Support Collections-Child/Spousal Support

United Way-Employee Donations

Date: Thursday, May 10, 2007
Time: 10:41AM
User: MGRIESBACH

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Vendor ID / Name	Invoice Nbr	CpnyID	Acct	Subaccount	Amount	Invoice Description
01555 AMERICAN CONCRETE PIPE COMPANY	91445	31100	54	10-134-300	2,520.00	RISER RINGS FOR CATCHBASINS
	Check Date	5/10/2007	Check Nbr	012397	Check Total:	2,520.00
01630 AMERICAN RED CROSS OF NEENAH-	1577	31731	54	10-149-337	32.00	FIRST AID COURSE
	1577	31100	55	07-202-337	24.00	FIRST AID COURSE
	1578	31731	54	10-149-337	64.00	CPR/AED COURSE
	1578	31100	55	07-202-337	16.00	CPR/AED COURSE
	Check Date	5/10/2007	Check Nbr	012398	Check Total:	136.00
01675 AMT	051007	31100	21	04-299-022	150.00	WAGE ASSIGNMENT
	Check Date	5/10/2007	Check Nbr	012399	Check Total:	150.00
01745 APPLETON HYDRAULIC COMPONENTS	14417	31731	54	10-149-294	480.00	INSPECT HYDRAULIC CYLINDER
	Check Date	5/10/2007	Check Nbr	012400	Check Total:	480.00
01755 APPLETON RADIATOR INC	6460	31731	54	10-149-294	42.00	CLEAN AND TEST UNIT 1335
	Check Date	5/10/2007	Check Nbr	012401	Check Total:	42.00
01775 CITY OF APPLETON	165582	31100	51	02-117-292	39.13	ABSENT VOTER PUBLICATION
	Check Date	5/10/2007	Check Nbr	012402	Check Total:	39.13
01790 ARING EQUIPMENT CO INC	354973	31731	54	10-149-383	21.94	BULB
	Check Date	5/10/2007	Check Nbr	012403	Check Total:	21.94
02040 BADGER HIGHWAYS CO INC	134992	31482	54	10-124-821	86.72	SALT SHED
	Check Date	5/10/2007	Check Nbr	012404	Check Total:	86.72
02335 BECK ELECTRIC INC	D113	31100	55	07-202-240	221.18	BULBS FOR FOUNTAINS
	Check Date	5/10/2007	Check Nbr	012405	Check Total:	221.18

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Vendor ID / Name	Invoice Nbr	CpnyID	Acct	Subaccount	Amount	Invoice Description
02630 LARRY BONNEVILLE	042707	31100	52	08-101-191	1,050.00	TUITION REIMBURSEMENT
	Check Date	5/10/2007	Check Nbr	012406	Check Total:	1,050.00
02675 BOUWER PRINTING INC	70782	31100	52	08-101-291	218.50	CRIME VICTIM INFORMATION FORMS
	Check Date	5/10/2007	Check Nbr	012407	Check Total:	218.50
02780 BRUCE MUNICIPAL EQUIPMENT INC	5071340	31731	54	10-149-383	87.43	HYD OIL FILTER
	Check Date	5/10/2007	Check Nbr	012408	Check Total:	87.43
02815 SYLVIA BULL	050107	31100	53	09-212-331	71.54	MILEAGE
	Check Date	5/10/2007	Check Nbr	012409	Check Total:	71.54
03490 CLEAR WATER CAR WASH	1739	31100	52	08-101-295	16.48	CAR WASHES
	Check Date	5/10/2007	Check Nbr	012410	Check Total:	16.48
03667 CONNECTING CULTURES INTERPRETG	1928	31100	53	09-102-215	7.50	TRANSLATION XENG XIONG
	Check Date	5/10/2007	Check Nbr	012411	Check Total:	7.50
03737 COVER-ALL OF WISCONSIN LLC	2006-09(Final)	31482	54	10-124-822	16,658.26	ROAD SALT STORAGE FACILITY
	Check Date	5/10/2007	Check Nbr	012412	Check Total:	16,658.26
04125 DAVIES WATER #1476	0003340	31100	54	10-134-300	352.00	CATCH BASIN CASTING
	0003338	31201	54	10-301-300	195.00	SANITARY MANHOLE SEAL
	0003648	31100	54	10-134-300	429.68	CATCH BASIN CASTING
	Check Date	5/10/2007	Check Nbr	012413	Check Total:	976.68
04135 DAVIS & KUELTHAU SC	279147	31100	51	02-103-211	1,175.00	PROFESSIONAL SVCS-WISCO
	Check Date	5/10/2007	Check Nbr	012414	Check Total:	1,175.00

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04450 DWD-UI	19402	31100	51	04-107-162	707.85	ASSESSOR
	19402	31100	55	10-215-162	3,520.01	BRIDGES
	Check Date	5/10/2007	Check Nbr	012415	Check Total:	4,227.86
05200 ENTERPRISE SYSTEMS GROUP	0017278-IN	31100	51	04-109-214	216.00	SERVICE ON DVR VIDEO
	Check Date	5/10/2007	Check Nbr	012416	Check Total:	216.00
05202 RUTH ERICKSON	050907	31201	54	10-301-212	675.00	REIMBURSE SUMP PUMP/PIT
	Check Date	5/10/2007	Check Nbr	012417	Check Total:	675.00
06115 FERRELLGAS	1015557056	31731	54	10-149-300	43.91	LIQUEFIED PETROLEUM GAS
	Check Date	5/10/2007	Check Nbr	012418	Check Total:	43.91
06225 FIRST SUPPLY LLC	6775636-00	31100	55	07-202-240	36.57	CLOVIS PARK WATER VALVE
	Check Date	5/10/2007	Check Nbr	012419	Check Total:	36.57
06625 FOX VALLEY TRUCK	475156	31731	54	10-149-383	17.34	CLAMPS
	475159	31731	54	10-149-383	26.43	CLAMP
	Check Date	5/10/2007	Check Nbr	012420	Check Total:	43.77
07130 GE CHEMICAL	3314	31731	54	10-149-242	345.89	WASHER PARTS
	Check Date	5/10/2007	Check Nbr	012421	Check Total:	345.89
07140 CANDACE GEHL	050407	31100	22	04-101-000	13.00	REMOVAL FROM PROGRAM
	Check Date	5/10/2007	Check Nbr	012422	Check Total:	13.00
07443 GREAT LAKES SPECIALTY PRODUCTS	614516	31100	55	07-202-822	1,796.24	SIGN/BARKER FARM PARK
	Check Date	5/10/2007	Check Nbr	012423	Check Total:	1,796.24

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08292 LAVERNE HELEIN	043007	31100	21	04-269-000	5.00	REIMBURSE CANCELLED BUS TRIP
	Check Date	5/10/2007	Check Nbr	012424	Check Total:	5.00
08465 HOME DEPOT CREDIT SERVICES	4561273	31100	51	10-115-300	9.76	RATCHET/SCREW DRIVER/SCREW HDS
	3992461	31100	51	10-115-240	14.68	FIRE EXTINGUISHER DOOR REPAIR
	Check Date	5/10/2007	Check Nbr	012425	Check Total:	24.44
09105 INDEPENDENT INSPECTIONS LTD	16195	31100	52	03-301-216	8,108.38	APRIL 2007 PERMITS ISSUED
	Check Date	5/10/2007	Check Nbr	012426	Check Total:	8,108.38
09290 INTERSTATE BATTERY OF GREEN BA	90036880	31731	54	10-149-383	159.90	STOCK FOR SQUAD TRUNKS
	90036990	31731	54	10-149-383	57.60	STOCK BATTERIES
	Check Date	5/10/2007	Check Nbr	012427	Check Total:	217.50
10030 J&J ELECTRONICS OF APPLETON IN	700206	31731	54	10-149-294	22.65	CAP KIT
	Check Date	5/10/2007	Check Nbr	012428	Check Total:	22.65
10230 JOHN'S SAW SERVICE	7984	31731	54	10-149-383	65.93	ELASTO START/AUTOCUT
	7987	31731	54	10-149-383	2.39	STARTER
	Check Date	5/10/2007	Check Nbr	012429	Check Total:	68.32
10335 JX ENTERPRISES INC	D271070015	31731	54	10-149-383	54.52	WINDSHIELD WASHER NOZZLE
	Check Date	5/10/2007	Check Nbr	012430	Check Total:	54.52

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Vendor ID / Name	Invoice Nbr	CpnyID	Acct	Subaccount	Amount	Invoice Description
11155 KITZ & PFEIL INC	032103-0007	31731	54	10-149-383	5.05	AIRFILTER CARTRIDGE
	032114-0062	31731	54	10-149-383	14.39	NYLON ROPE
	032114-0127	31100	55	07-202-240	44.98	BOLTS FOR BRIDGE PEANUT ISLAND
	032114-0133	31100	54	10-304-300	15.25	TWINE/SNAPBLADE KNIFE
	032314-0005	31100	53	09-212-240	5.38	CONNECTOR
	032314-0012	31100	55	07-202-240	8.99	HARDWARE SHELTER REPAIR
	032314-0052	31100	54	10-111-300	1.57	INSTRUMENT BATTERY FUSE
	032614-0028	31100	51	10-115-300	8.08	ASSESSOR AREA SHELF
	032614-0090	31201	54	10-301-300	8.62	RAIN GAUGE
	032614-0155	31100	53	09-212-313	7.27	CORNER IRONS
	032709-0002	31100	55	07-202-240	11.37	REPAIRS/SMITH/JEFFERSON SHELTR
	032714-0015	31100	55	07-202-300	15.28	CABLE TIES FOR FENCING
	032714-0067	31100	55	07-202-240	2.04	REPLACE OUTLETS JEFFERSON PARK
	032714-0107	31100	55	07-202-243	8.09	REPAIR TO PICNIC BENCHES
	032803-0006	31731	54	10-149-383	9.30	AIR FILTERS
	032814-0065	31207	55	07-205-300	19.78	ROPE FOR MARINA
	032814-0092	31100	55	07-202-313	2.51	PINE SOL CLEANER
	032814-0123	31100	54	10-131-300	5.38	SIGN SHOP
	032914-0007	31100	54	10-124-300	8.00	ENAMEL
	032914-0007	31731	54	10-149-240	6.90	SPRAY PAINT
	032914-0059	31100	52	08-101-240	3.46	FLOOR SCREWS
	033003-0019	31731	54	10-149-383	15.73	SMITH PARK EDGER/STOCK
	040203-0014	31731	54	10-149-383	14.96	AIR FILTER
	040214-0100	31100	53	09-212-240	4.94	GRILL WALL ATTACHMENT
	040314-0015	31100	55	07-202-240	14.83	REPAIRS/JEFFERSON
	040314-0066	31100	52	08-101-240	3.99	PD FLOOR EDGE
	040314-0105	31731	54	10-149-300	14.39	BLADE SHARPENER
	040420-0033	31100	55	07-202-315	53.97	HEATER/KOSLO RESTROOMS
	040409-0006	31100	55	07-202-300	17.09	SAWS ALL BLADES
	040414-0044	31100	51	02-117-243	15.06	LIGHT BULBS/VOTING BOOTHS
	040514-0013	31100	51	10-115-240	35.55	SCREWS
	040514-0013	31100	53	09-102-240	2.31	ROPE/FLAG POLE
	040514-0114	31731	54	10-149-383	2.99	PIPE WRAP

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	040514-0130	31100	55	07-202-240	42.79	FIX RESTROOM END OF BROAD ST
	040514-0137	31100	55	07-202-315	36.98	HEATER/CORD CONCESSION BATHROM
	040614-0009	31100	55	07-202-313	21.20	SUPPLIES/VANDALISM REMOVAL
	041003-0012	31731	54	10-149-383	63.25	FILTER/STOCK
	041014-0008	31100	55	07-202-240	1.17	FIX FENCE/JEFFERSON
	041203-0002	31731	54	10-149-383	4.94	AIR FILTER
	041209-0025	31100	51	10-115-300	16.18	FLAG CLIPS/SCREWS
	041209-0038	31100	53	09-102-240	0.92	WEATHER STRIP SCREWS
	041314-0102	31100	55	07-202-240	2.84	REPAIRS AT KOSLO PARK
	041314-0123	31201	54	10-301-300	2.58	LIFT STATION KEYS
	041614-0035	31100	55	07-202-240	24.29	SCREWS TO ATTACH BUMPER EDGE
	041703-0003	31731	54	10-149-383	16.64	STOCK
	041714-0011	31482	54	10-124-821	5.39	SALT SHED/RECIPRO BLADE
	041714-0019	31100	54	10-131-300	57.28	NUTS/BOLTS
	041714-0127	31731	54	10-149-383	12.22	TRUCK PAD WASHERS
	041714-0147	31100	55	07-202-240	1.61	FLUX FOR INVENTORY
	041814-0006	31100	54	10-304-300	18.87	TWINE
	041814-0009	31100	54	10-304-300	-4.87	RETURNED TWINE
	041903-0023	31731	54	10-149-383	4.24	PAWL
	041914-0033	31100	51	10-115-300	13.49	BLEACH/BATTERY
	042009-0015	31100	55	07-202-240	4.32	HARDWARE/JEFFERSON PAVILION
	042014-0172	31731	54	10-149-242	2.06	STEAMER COUPLER
Check Date	5/10/2007	Check Nbr	012435	Check Total:	755.89	
12020 LA FORCE	434057RI	31100	51	10-115-240	84.50	FUSIBLE LINKS/DOOR CLOSURE
Check Date	5/10/2007	Check Nbr	012436	Check Total:	84.50	
12035 CHERYL LAABS	050107	31100	53	09-102-331	23.77	MILEAGE
	050107	31100	53	09-118-331	5.82	MILEAGE
Check Date	5/10/2007	Check Nbr	012437	Check Total:	29.59	

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12270 LEAGUE OF WISCONSIN MUNICIPAL	050407	31100	51	04-101-332	17.00	REGIONAL DINNER/S WISNESKI
	050407	31100	51	04-101-332	17.00	REGIONAL DINNER/J CHASE
	Check Date	5/10/2007	Check Nbr	012438	Check Total:	34.00
12442 LIFEGUARD MD INC	21577	31100	13	04-106-000	599.72	HEARTSTART SMART PADS
	Check Date	5/10/2007	Check Nbr	012439	Check Total:	599.72
13095 MARSHALL & ILSLEY TRUST CO	051007	31100	21	04-415-000	1,713.35	FLEX SPEND MEDICAL
	051007	31100	21	04-417-000	173.08	FLEX SPEND DEPENDENT CARE
	051007	31100	21	04-619-003	210.00	1035B MEDICAL REIMBURSEMENT
	Check Date	5/10/2007	Check Nbr	012440	Check Total:	2,096.43
13360 MENASHA ELECTRIC & WATER UTILI	042607	31100	12	04-399-000	6.71	TRAFFIC LIGHTS/RACINE/9TH
	042607	31100	54	10-131-223	188.23	TRAFFIC LIGHTS
	042607	31201	54	10-301-223	70.06	LIFT STATIONS
	042607	31100	55	07-202-223	480.60	PARKS
	042607	31100	55	07-202-223	12.44	PARKS
	042607	31100	55	07-202-225	61.73	PARKS
	Check Date	5/10/2007	Check Nbr	012441	Check Total:	819.77
13370 MENASHA EMPLOYEES CREDIT UNION	051007	31100	21	04-299-020	21,402.00	DEDUCTIONS
	Check Date	5/10/2007	Check Nbr	012442	Check Total:	21,402.00
13375 MENASHA EMPLOYEES LOCAL 1035	051007	31100	21	04-299-031	264.00	UNION DEDUCTIONS
	Check Date	5/10/2007	Check Nbr	012443	Check Total:	264.00
13377 MENASHA EMPLOYEES LOCAL 1035B	051007	31100	21	04-299-032	221.76	UNION DEDUCTIONS
	Check Date	5/10/2007	Check Nbr	012444	Check Total:	221.76

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13440 CITY OF MENASHA PUBLIC LIBRAR	050707	31100	55	06-101-311	60.10	PETTY CASH
	050707	31100	55	06-101-311	45.07	PETTY CASH
	050707	31100	55	06-101-311	4.20	PETTY CASH
Check Date	5/10/2007	Check Nbr	012445		Check Total:	109.37
13445 MENASHA PUBLIC WORKS FACILITY	050807	31266	54	10-308-311	39.00	POSTAGE
	Check Date	5/10/2007	Check Nbr	012446	Check Total:	39.00
13685 MINNESOTA MUTUAL LIFE INSURANC	JUNE 2007	31100	21	04-618-000	2,202.14	INSURANCE
	Check Date	5/10/2007	Check Nbr	012447	Check Total:	2,202.14
13755 MORTON SAFETY	166312	31100	55	07-202-315	68.22	HEARING PROTECTION
	166776	31731	54	10-149-300	39.87	RESPIRATOR MASK/FILTER
	Check Date	5/10/2007	Check Nbr	012448	Check Total:	108.09
13870 PEGGY MURPHY	040207	31100	53	09-102-331	24.44	MILEAGE
	040207	31100	53	09-102-331	21.24	MILEAGE
	040207	31100	53	09-114-331	33.23	MILEAGE
	040207	31100	53	09-114-331	7.00	MEALS
	040207	31100	53	09-114-331	11.64	MILEAGE
	Check Date	5/10/2007	Check Nbr	012449	Check Total:	97.55
14010 N&M AUTO SUPPLY	168044	31731	54	10-149-383	3.68	BRAKE LINE
	168341	31731	54	10-149-383	13.54	HORN
	167849	31731	54	10-149-383	8.88	OIL FILTERS
	168106	31731	54	10-149-383	21.48	REPAIR KIT
	168313	31731	54	10-149-383	13.54	HORN
	168066	31731	54	10-149-383	19.90	CHAIN SAW SPARK PLUG
	Check Date	5/10/2007	Check Nbr	012450	Check Total:	81.02

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14265 SUSAN NETT	043007	31100	53	09-102-331	27.35	MILEAGE
	043007	31100	53	09-118-336	19.40	MILEAGE
Check Date	5/10/2007	Check Nbr	012451	Check Total:	46.75	
14385 NOFFKE LUMBER INC	070520504731	31482	54	10-124-821	99.78	TREATED PLYWOOD
	Check Date	5/10/2007	Check Nbr	012452	Check Total:	99.78
16025 PACKER CITY INTERNATIONAL	3271030020	31731	54	10-149-383	26.64	HYDRAULIC FILTER
	3271030019	31731	54	10-149-383	43.92	AIR FILT
	3271010044	31731	54	10-149-383	117.41	AIR FILT/LUBEFILT/ELEMENT
	3271070029	31731	54	10-149-383	56.92	AIR FILTER/LUBE FILTERS
Check Date	5/10/2007	Check Nbr	012453	Check Total:	244.89	
16300 PIGGLY WIGGLY #24	042607	31827	53	09-212-300	15.77	PARTY SUPPLIES
	Check Date	5/10/2007	Check Nbr	012454	Check Total:	15.77
16465 POSTAL ANNEX	111832	31100	51	04-106-311	19.43	FINANCE
	111944	31100	52	08-101-311	6.58	POLICE
	112211	31100	53	09-103-311	57.95	HEALTH DEPT
	112559	31100	52	08-101-311	8.71	POLICE
	112644	31100	54	10-131-311	22.96	PWF
Check Date	5/10/2007	Check Nbr	012455	Check Total:	115.63	
16791 PREMIER MATERIALS TECHNOLOGY	24232	31100	55	07-202-240	163.20	BUMPER/PARIS BOAT LAUNCH
	Check Date	5/10/2007	Check Nbr	012456	Check Total:	163.20
16815 PSS-CHICAGO	37130087	31100	53	09-102-300	14.66	NEEDLES
	Check Date	5/10/2007	Check Nbr	012457	Check Total:	14.66

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18160 REDI-WELDING CO	13502	31100	54	10-124-315	450.40	PLOW WING ENDS
	13502	31731	54	10-149-300	218.40	PLOW WING ENDS
	Check Date	5/10/2007	Check Nbr	012458	Check Total:	668.80
18200 REINDERS INC	1149147-01	31731	54	10-149-383	32.32	COZY LATCH
	Check Date	5/10/2007	Check Nbr	012459	Check Total:	32.32
18203 JEANNE REINHARDT	043007	31100	21	04-269-000	5.00	REIMBURSE CANCELLATION BUS TRI
	Check Date	5/10/2007	Check Nbr	012460	Check Total:	5.00
18235 RELIANT GLASS & DOOR SYSTEMS	0711023-IN	31100	53	09-102-240	40.00	HEALTH DOOR WEATHER STRIPPING
	Check Date	5/10/2007	Check Nbr	012461	Check Total:	40.00
18370 RIESTERER & SCHNELL INC	477402	31731	54	10-149-383	225.32	STOCK
	Check Date	5/10/2007	Check Nbr	012462	Check Total:	225.32
18372 DOROTHY RISK	043007	31100	21	04-269-000	5.00	REIMBURSE CANCELLED BUS TRIP
	Check Date	5/10/2007	Check Nbr	012463	Check Total:	5.00
19065 SAGE INC	213601	31100	55	07-202-300	59.00	LOCK FOR JEFFERSON EAST
	Check Date	5/10/2007	Check Nbr	012464	Check Total:	59.00
19327 SERVICEMASTER BUILDING MTNCE	115652	31100	52	08-101-201	1,395.00	CONTRACT JANITORIAL MAY 2007
	115461	31100	52	08-101-201	292.95	CARPET CLEANING
	Check Date	5/10/2007	Check Nbr	012465	Check Total:	1,687.95
19380 SHOPKO STORES INC	51302	31827	53	09-212-300	32.64	SUPPLIES
	Check Date	5/10/2007	Check Nbr	012466	Check Total:	32.64

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19410 SKID & PALLET	019628	31100	54	10-124-315	1,188.00	PALLETS FOR PLOW WINGS
	Check Date	5/10/2007	Check Nbr	012467	Check Total:	1,188.00
19670 STATE SCHOOL FUND	050807	31100	21	04-229-000	85.20	PROCEEDS NARCOTIC ARREST
	Check Date	5/10/2007	Check Nbr	012468	Check Total:	85.20
20075 TEL/COM	10062467	31100	51	04-109-221	7.95	PAGER/IS/JAMES
	10062467	31100	51	10-115-221	7.95	PAGER/CITY HALL/QUICK
	10062467	31100	55	06-101-221	7.95	PAGER/LIBRARY/POWELL
	10062467	31100	55	07-202-221	47.70	PAGERS/PARKS
	10062388	31262	52	08-101-221	237.95	PAGERS/VICTIM CRISIS
	Check Date	5/10/2007	Check Nbr	012469	Check Total:	309.50
20115 TESCH CHEMICAL CO INC	TC108482	31100	55	07-202-313	137.21	CLEANING TOOLS/JEFFERSON PARK
	Check Date	5/10/2007	Check Nbr	012470	Check Total:	137.21
20153 THEDACARE AT WORK	32626	31100	52	08-101-215	258.00	BLOODBORNE PATHOGEN INCIDENT
	Check Date	5/10/2007	Check Nbr	012471	Check Total:	258.00
20325 TRAFFIC & PARKING CONTROL CO	268754	31100	54	10-131-300	221.50	CAPS FOR TOP OF SIGNAL POLES
	Check Date	5/10/2007	Check Nbr	012472	Check Total:	221.50
21045 UNIFIRST CORPORATION	0970012261	31731	54	10-149-201	70.11	MAT/MOP/CLOTHING SERVICE
	Check Date	5/10/2007	Check Nbr	012473	Check Total:	70.11
21050 UNIFORM SHOPPE	159989	31100	52	08-101-193	378.65	UNIFORMS
	Check Date	5/10/2007	Check Nbr	012474	Check Total:	378.65
21095 UNITED WAY FOX CITIES	051007	31100	21	04-299-021	99.50	CONTRIBUTIONS
	Check Date	5/10/2007	Check Nbr	012475	Check Total:	99.50

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21165 UNIVERSITY OF WISCONSIN-GREEN	041107	31100	51	02-104-333	609.00	REGISTRATION/K SEWALL
	041107	31100	51	02-104-333	-609.00	REGISTRATION CANCELLATION
	Check Date	5/10/2007	Check Nbr	012476	Check Total:	0.00
21227 US OIL CO INC	L30775	31731	54	10-149-242	36.00	SAMPLES
	Check Date	5/10/2007	Check Nbr	012477	Check Total:	36.00
21280 USCM PAYROLL PROCESSING	051007	31100	21	04-419-000	9,620.78	DEFERRED COMP
	Check Date	5/10/2007	Check Nbr	012478	Check Total:	9,620.78
22045 VALLEY CAMERA	21850	31100	52	08-101-300	32.78	FILM PROCESSING/BATTERIES
	Check Date	5/10/2007	Check Nbr	012479	Check Total:	32.78
22243 SYLVIA VANASTEN	043007	31100	21	04-269-000	5.00	REIMBURSE CANCELLED BUS TRIP
	Check Date	5/10/2007	Check Nbr	012480	Check Total:	5.00
23100 WATTERS PLUMBING	71620	31100	55	07-202-240	24.71	KOSLO RESTROOM
	Check Date	5/10/2007	Check Nbr	012481	Check Total:	24.71
23152 WE ENERGIES	042007	31100	54	10-143-223	1,864.02	STREET LIGHTS
	Check Date	5/10/2007	Check Nbr	012482	Check Total:	1,864.02
23215 WIL-KIL PEST CONTROL	1089575	31731	54	10-149-207	62.00	COMMERCIAL CONTRACT
	Check Date	5/10/2007	Check Nbr	012483	Check Total:	62.00
23330 WISCONSIN CHIEFS OF POLICE	040407	31100	52	08-101-216	707.00	POLICE ENTRY LEVEL EXAMS
	Check Date	5/10/2007	Check Nbr	012484	Check Total:	707.00

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23371 WISCONSIN DEPT OF JUSTICE-TIME	WI0710100	31100	52	08-101-221	547.50	TIME SYSTEM ACCESS-QUARTERLY
	L7101T	31100	52	08-101-216	130.00	NAME SEARCHES
Check Date	5/10/2007	Check Nbr	012485	Check Total:	677.50	
23455 WISCONSIN SUPPORT COLLECTIONS	051007	31100	21	04-299-015	1,423.23	CHILD SUPPORT DEDUCTIONS
	051007	31100	21	04-299-016	138.40	SPOUSAL SUPPORT
Check Date	5/10/2007	Check Nbr	012486	Check Total:	1,561.63	
26300 AARON ZEMLOCK	042507	31100	52	08-101-333	120.00	CONFERENCE
	042507	31100	52	08-101-338	46.17	MEALS
Check Date	5/10/2007	Check Nbr	012487	Check Total:	166.17	
Grand Total:					89,764.21	

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01160 ALLIANCE ENTERTAINMENT CORP	PJB26979335	31100	55	06-101-314	70.49	LIBRARY MATERIALS
	PJB27126557	31100	55	06-101-314	16.91	LIBRARY MATERIALS
	PJB27151267	31100	55	06-101-314	253.03	LIBRARY MATERIALS
	PJB27201254	31100	55	06-101-314	61.15	LIBRARY MATERIALS
	PJB27043986	31100	55	06-101-314	863.92	LIBRARY MATERIALS
	PJB27163239	31100	55	06-101-314	142.41	LIBRARY MATERIALS
	PJB27200979	31100	55	06-101-314	214.62	LIBRARY MATERIALS
Check Date	5/16/2007	Check Nbr	012488		Check Total:	1,622.53
01674 AMSTERDAM PRINTING	05152007	31100	55	06-101-310	44.95	OFFICE SUPPLIES
	Check Date	5/16/2007	Check Nbr	012489	Check Total:	44.95
02052 BADGERLAND PAINTS	206498	31100	55	06-101-313	32.98	HOUSEKEEPING SUPPLIES
	Check Date	5/16/2007	Check Nbr	012490	Check Total:	32.98
02115 BAKER & TAYLOR INC	2018481361	31100	55	06-101-314	181.41	LIBRARY MATERIALS
	2018513939	31100	55	06-101-314	66.16	LIBRARY MATERIALS
	5007791679	31100	55	06-101-314	10.56	LIBRARY MATERIALS
	5007829874	31100	55	06-101-314	72.12	LIBRARY MATERIALS
	2018421088	31100	55	06-101-314	313.85	LIBRARY MATERIALS
	2018421701	31100	55	06-101-314	664.35	LIBRARY MATERIALS
	2018428060	31100	55	06-101-314	413.80	LIBRARY MATERIALS
	2018451607	31100	55	06-101-314	286.63	LIBRARY MATERIALS
	2018472610	31100	55	06-101-314	321.57	LIBRARY MATERIALS
	2018485810	31100	55	06-101-314	639.63	LIBRARY MATERIALS
	2018509611	31100	55	06-101-314	362.93	LIBRARY MATERIALS
	2018510025	31100	55	06-101-314	425.35	LIBRARY MATERIALS
	2018533105	31100	55	06-101-314	235.95	LIBRARY MATERIALS
	Check Date	5/16/2007	Check Nbr	012492	Check Total:	3,994.31

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02335 BECK ELECTRIC INC	D94	31100	55	06-101-313	145.72	HOUSEKEEPING SUPPLIES
	Check Date	5/16/2007	Check Nbr	012493	Check Total:	145.72
02635 BOOK WHOLESALERS INC	2823591	31100	55	06-101-314	22.12	LIBRARY MATERIALS
	2823592	31100	55	06-101-314	98.57	LIBRARY MATERIALS
	2823593	31100	55	06-101-314	31.42	LIBRARY MATERIALS
	2826621	31100	55	06-101-314	69.08	LIBRARY MATERIALS
	2826622	31100	55	06-101-314	23.57	LIBRARY MATERIALS
	2831472	31100	55	06-101-314	18.84	LIBRARY MATERIALS
	2831473	31100	55	06-101-314	63.98	LIBRARY MATERIALS
	2831474	31100	55	06-101-314	28.79	LIBRARY MATERIALS
	2840631	31100	55	06-101-314	10.30	LIBRARY MATERIALS
	2840632	31100	55	06-101-314	53.75	LIBRARY MATERIALS
	2820378	31100	55	06-101-314	230.90	LIBRARY MATERIALS
	2823590	31100	55	06-101-314	238.63	LIBRARY MATERIALS
	2826620	31100	55	06-101-314	144.29	LIBRARY MATERIALS
	2830272	31100	55	06-101-314	186.96	LIBRARY MATERIALS
	2832737	31100	55	06-101-314	154.50	LIBRARY MATERIALS
	2836282	31100	55	06-101-314	161.98	LIBRARY MATERIALS
	2838453	31100	55	06-101-314	14.37	LIBRARY MATERIALS
	2843420	31100	55	06-101-314	791.97	LIBRARY MATERIALS
	2839198	31100	55	06-101-314	141.93	LIBRARY MATERIALS
	2844764	31100	55	06-101-314	89.49	LIBRARY MATERIALS
	2845821	31100	55	06-101-314	103.20	LIBRARY MATERIALS
	Check Date	5/16/2007	Check Nbr	012495	Check Total:	2,678.64
02673 THOMAS BOUREGY & CO INC	48465A	31100	55	06-101-314	138.50	LIBRARY MATERIALS
	Check Date	5/16/2007	Check Nbr	012496	Check Total:	138.50
02714 WILL BRANCH	05152007	31100	55	06-101-205	340.00	LIBRARY PROGRAM
	Check Date	5/16/2007	Check Nbr	012497	Check Total:	340.00

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04195 DEMCO INC	2807697	31100	55	06-101-300	264.77	DEPARTMENT SUPPLIES
	Check Date	5/16/2007	Check Nbr	012498	Check Total:	264.77
07110 GAYLORD BROTHERS INC	1025963	31100	55	06-101-300	69.38	DEPARTMENT SUPPLIES
	Check Date	5/16/2007	Check Nbr	012499	Check Total:	69.38
07536 ANN GRIFFITH	05152007	31100	55	06-101-314	31.94	LIBRARY MATERIALS
	Check Date	5/16/2007	Check Nbr	012500	Check Total:	31.94
08087 KATHY HANNAH	05152007	31100	55	06-101-316	38.16	PROGRAM SUPPLIES
	05162007	31100	55	06-101-337	349.00	REGISTRATION FEE
	Check Date	5/16/2007	Check Nbr	012501	Check Total:	387.16
08109 ANN HARDGINSKI	05152007	31100	55	06-101-316	18.89	PROGRAM SUPPLIES
	Check Date	5/16/2007	Check Nbr	012502	Check Total:	18.89
08395 HIGHSMITH COMPANY INC	9925658-001	31100	55	06-101-300	382.35	DEPARTMENT SUPPLIES
	Check Date	5/16/2007	Check Nbr	012503	Check Total:	382.35
09135 INGRAM LIBRARY SERVICES	18370025	31100	55	06-101-314	123.15	LIBRARY MATERIALS
	18469186	31100	55	06-101-314	132.55	LIBRARY MATERIALS
	18723250	31100	55	06-101-314	100.25	LIBRARY MATERIALS
	Check Date	5/16/2007	Check Nbr	012504	Check Total:	355.95
11155 KITZ & PFEIL INC	03-22-140039	31100	55	06-101-240	17.02	REPAIR & MAINTENANCE
	03-26-140237	31100	55	06-101-240	1.16	REPAIR & MAINTENANCE
	04-09-140089	31100	55	06-101-240	1.78	REPAIR & MAINTENANCE
	03-28-140014	31100	55	06-101-313	11.95	HOUSEKEEPING SUPPLIES
	04-13-140038	31100	55	06-101-313	17.42	HOUSEKEEPING SUPPLIES
	Check Date	5/16/2007	Check Nbr	012505	Check Total:	49.33

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11235 KONE INC	17387085	31100	55	06-101-240	318.63	REPAIR & MAINTENANCE
	Check Date	5/16/2007	Check Nbr	012506	Check Total:	318.63
11315 KRUEGER TRUE VALUE	849171	31100	55	06-101-240	109.08	REPAIR & MAINTENANCE
	Check Date	5/16/2007	Check Nbr	012507	Check Total:	109.08
13045 MANDERFIELD BAKERY	2611107	31100	55	06-101-316	6.50	LIBRARY MATERIALS
	2611108	31100	55	06-101-316	9.10	PROGRAM SUPPLIES
	2611109	31100	55	06-101-316	9.10	PROGRAM SUPPLIES
	2611110	31100	55	06-101-316	9.10	PROGRAM SUPPLIES
	2611112	31100	55	06-101-316	9.10	PROGRAM SUPPLIES
	Check Date	5/16/2007	Check Nbr	012508	Check Total:	42.90
13553 MICROMARKETING LLC	194720	31100	55	06-101-314	25.45	LIBRARY MATERIALS
	Check Date	5/16/2007	Check Nbr	012509	Check Total:	25.45
13610 MIDWEST TAPE	1397552	31100	55	06-101-314	39.98	LIBRARY MATERIALS
	1401596	31100	55	06-101-314	68.97	LIBRARY MATERIALS
	1405090	31100	55	06-101-314	34.98	LIBRARY MATERIALS
	Check Date	5/16/2007	Check Nbr	012510	Check Total:	143.93
13675 MINITEX-CPP	41882	31100	55	06-101-300	50.00	DEPARTMENT SUPPLIES
	Check Date	5/16/2007	Check Nbr	012511	Check Total:	50.00
13710 MISTER ANDERSON'S COMPANY	104451	31100	55	06-101-316	131.30	PROGRAM SUPPLIES
	Check Date	5/16/2007	Check Nbr	012512	Check Total:	131.30
13786 MOTION PICTURE LICENSING CORP	12423510	31100	55	06-101-205	80.00	LIBRARY PROGRAM LICENSE FEE
	Check Date	5/16/2007	Check Nbr	012513	Check Total:	80.00

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Vendor ID / Name	Invoice Nbr	CpnyID	Acct	Subaccount	Amount	Invoice Description
16127 CASSANDRA PAYNE	05142007	31100	55	06-101-205	300.00	LIBRARY PROGRAM
	Check Date 5/16/2007	Check Nbr	012514		Check Total: 300.00	
16890 PROQUEST-CSA LLC	1542259	31100	55	06-101-314	670.00	LIBRARY MATERIALS
	Check Date 5/16/2007	Check Nbr	012515		Check Total: 670.00	
17050 QUALITY BOOKS INC	107364	31100	55	06-101-314	143.82	LIBRARY MATERIALS
	107365	31100	55	06-101-314	46.51	LIBRARY MATERIALS
	107631	31100	55	06-101-314	52.79	LIBRARY MATERIALS
	107632	31100	55	06-101-314	59.76	LIBRARY MATERIALS
	107670	31100	55	06-101-314	13.19	LIBRARY MATERIALS
	107671	31100	55	06-101-314	31.87	LIBRARY MATERIALS
	Check Date 5/16/2007	Check Nbr	012516		Check Total: 347.94	
18094 RANDOM HOUSE INC	1082939369	31100	55	06-101-314	72.00	LIBRARY MATERIALS
	1082934610	31100	55	06-101-314	44.00	LIBRARY MATERIALS
	1082950776	31100	55	06-101-314	48.00	LIBRARY MATERIALS
	1082965874	31100	55	06-101-314	21.71	LIBRARY MATERIALS
	1082965875	31100	55	06-101-314	120.00	LIBRARY MATERIALS
	1082965876	31100	55	06-101-314	30.40	LIBRARY MATERIALS
	1083001503	31100	55	06-101-314	40.00	LIBRARY MATERIALS
	1083001504	31100	55	06-101-314	75.20	LIBRARY MATERIALS
	1083000502	31100	55	06-101-314	24.00	LIBRARY MATERIALS
	1083033806	31100	55	06-101-314	36.00	LIBRARY MATERIALS
	1083033807	31100	55	06-101-314	36.00	LIBRARY MATERIALS
	Check Date 5/16/2007	Check Nbr	012517		Check Total: 547.31	
19140 SCHARPF'S OFFICE PRODUCTS INC	373073	31100	55	06-101-310	110.14	OFFICE SUPPLIES
	Check Date 5/16/2007	Check Nbr	012518		Check Total: 110.14	

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20191 THOMSON GALE	15093746	31100	55	06-101-314	25.46	LIBRARY MATERIALS
	15093747	31100	55	06-101-314	27.16	LIBRARY MATERIALS
	15105578	31100	55	06-101-314	23.96	LIBRARY MATERIALS
	15108072	31100	55	06-101-314	27.16	LIBRARY MATERIALS
	15123469	31100	55	06-101-314	38.93	LIBRARY MATERIALS
	15128629	31100	55	06-101-314	187.72	LIBRARY MATERIALS
	15129082	31100	55	06-101-314	19.99	LIBRARY MATERIALS
	15129439	31100	55	06-101-314	54.32	LIBRARY MATERIALS
Check Date	5/16/2007	Check Nbr	012519	Check Total:	404.70	
21054 UNIQUE MANAGEMENT SERVICES INC	163365	31100	46	04-171-000	232.70	COLLECTION AGENCY FEES
	Check Date	5/16/2007	Check Nbr	012520	Check Total:	232.70
21185 UPSTART INC	9891676-001	31100	55	06-101-316	18.00	PROGRAM SUPPLIES
	9892600-001	31100	55	06-101-316	15.00	PROGRAM SUPPLIES
	Check Date	5/16/2007	Check Nbr	012521	Check Total:	33.00
23160 WERNER ELECTRIC SUPPLY CO	S2149964.001	31100	55	06-101-313	26.58	HOUSEKEEPING SUPPLIES
	Check Date	5/16/2007	Check Nbr	012522	Check Total:	26.58
23293 WINNEFOX LIBRARY SYSTEM	2601	31100	55	06-101-311	1,139.30	POSTAGE
	2584	31100	55	06-101-314	25.75	LIBRARY MATERIALS
	Check Date	5/16/2007	Check Nbr	012523	Check Total:	1,165.05
23534 WORLD BOOK INC	WBE1333758	31100	55	06-101-314	179.00	LIBRARY MATERIALS
	Check Date	5/16/2007	Check Nbr	012524	Check Total:	179.00
Grand Total:					15,475.11	

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01050 ACC PLANNED SERVICE INC	11891	31100	55	07-202-240	276.10	TROUBLE SHOT BOILER
	11877	31100	53	09-212-240	78.82	MATERIAL FOR SERVICE WORK
	11885	31100	51	10-115-240	207.60	CHECKED A/C
	11886	31100	52	05-201-240	584.00	SWITCHED PROGRAMMERS ON BOILER
	11886	31100	52	08-101-240	876.00	SWITCHED PROGRAMMERS ON BOILER
Check Date	5/17/2007	Check Nbr	012525		Check Total:	2,022.52
01315 AIRGAS NORTH CENTRAL	105530647	31731	54	10-149-300	41.99	OXYGEN CYLINDERS
	Check Date	5/17/2007	Check Nbr	012526	Check Total:	41.99
01555 AMERICAN CONCRETE PIPE COMPANY	91475	31100	54	10-134-300	300.00	RISER FOR STORM LINE
	Check Date	5/17/2007	Check Nbr	012527	Check Total:	300.00
19120 AT&T	920R09453005	31100	51	10-115-221	69.90	MONTHLY CHARGES
	920R09453005	31201	54	10-301-221	185.10	MONTHLY CHARGES
	Check Date	5/17/2007	Check Nbr	012568	Check Total:	255.00
02040 BADGER HIGHWAYS CO INC	135081	31482	54	10-124-821	123.43	SALT SHED
	135123	31100	54	10-134-300	34.05	CHIPS/GARFIELD
	Check Date	5/17/2007	Check Nbr	012528	Check Total:	157.48
02375 MATTHEW BENDER & CO INC	4818165X	31100	52	08-101-322	51.25	VEHICULAR OFFENSES SUPPLEMENT
	Check Date	5/17/2007	Check Nbr	012529	Check Total:	51.25
02500 BARB BIGALKE	050107	31262	52	08-101-311	39.00	ROLL OF STAMPS
	Check Date	5/17/2007	Check Nbr	012530	Check Total:	39.00
02565 BOARDMAN LAW FIRM	163217	31100	51	02-103-211	99.72	JOINT CABLE TV RENEWAL
	Check Date	5/17/2007	Check Nbr	012531	Check Total:	99.72

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02760 BROOKS TRACTOR	D80840	31731	54	10-149-383	25.51	MOTOR MOUNT
	Check Date	5/17/2007	Check Nbr	012532	Check Total:	25.51
03060 CALUMET COUNTY REGISTER OF DEE	520	31100	51	02-104-218	35.00	CORPORATE LIMITS DOCUMENT
	Check Date	5/17/2007	Check Nbr	012533	Check Total:	35.00
06115 FERRELLGAS	1015665995	31266	54	10-307-300	37.88	LIQUEFIED PETROLUEM GAS
	Check Date	5/17/2007	Check Nbr	012534	Check Total:	37.88
07057 GALLS INCORPORATED	5881340100013	31100	52	08-101-295	20.00	SPOTLIGHT
	Check Date	5/17/2007	Check Nbr	012535	Check Total:	20.00
07080 GANNETT WISCONSIN NEWSPAPERS	0002742535	31100	51	02-104-292	58.21	LEGAL NOTICES
	0002742535	31100	51	02-105-293	747.92	EMPLOYMENT AD
	0002742535	31100	51	04-101-292	923.46	LEGAL NOTICES
	Check Date	5/17/2007	Check Nbr	012536	Check Total:	1,729.59
07130 GE CHEMICAL	3325	31731	54	10-149-242	44.14	HOSE FOR PARTS WASHER
	Check Date	5/17/2007	Check Nbr	012537	Check Total:	44.14
07250 GMN CONSULTING LLC	3219	31100	51	04-109-214	560.00	CONSULTING WORK/IT
	Check Date	5/17/2007	Check Nbr	012538	Check Total:	560.00
08340 HERRLING CLARK LAW FIRM LTD	32828-00M	31100	51	02-103-211	857.50	REVIEW BRIGHTON BH CONDO DOCU
	Check Date	5/17/2007	Check Nbr	012539	Check Total:	857.50
09140 INLAND DETROIT DIESEL-ALLISON	2101937-00	31731	54	10-149-294	5,380.13	SERVICE FLEET TRUCK
	Check Date	5/17/2007	Check Nbr	012540	Check Total:	5,380.13

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09270 INTERNATIONAL TRANSLATORS	LC-2-13830	31100	53	09-102-215	35.00	INTERPRETING SPANISH
Check Date	5/17/2007	Check Nbr	012541	Check Total:	35.00	
09290 INTERSTATE BATTERY OF GREEN BA	90037050	31731	54	10-149-242	137.85	18 VOLT DEWALT REBUILT
Check Date	5/17/2007	Check Nbr	012542	Check Total:	137.85	
10230 JOHN'S SAW SERVICE	7990	31731	54	10-149-383	116.95	CHAIN SAWS/AIR FILTER
Check Date	5/17/2007	Check Nbr	012543	Check Total:	116.95	
10320 JEFF JORGENSON	050407	31100	52	08-101-320	141.00	ROTARY DUES APRIL-JUNE 2007
Check Date	5/17/2007	Check Nbr	012544	Check Total:	141.00	
11165 KJ WASTE SYSTEMS INC	050107	31266	54	10-307-216	1,404.50	CORRUGATE/CO-MINGLE CONTAINER
Check Date	5/17/2007	Check Nbr	012545	Check Total:	1,404.50	
11235 KONE INC	17424297	31100	51	10-115-201	206.61	ELEVATOR MAINTENANCE AGREEMENT
Check Date	5/17/2007	Check Nbr	012546	Check Total:	206.61	
11315 KRUEGER TRUE VALUE	848892	31100	55	07-202-315	80.99	HOSEREEL CART/BASKET
Check Date	5/17/2007	Check Nbr	012547	Check Total:	80.99	
11365 KUNDINGER FLUID POWER INC	P-43289-0	31731	54	10-149-383	138.94	HYDRAULIC COUPLING
Check Date	5/17/2007	Check Nbr	012548	Check Total:	138.94	
13095 MARSHALL & ILSLEY TRUST CO		31100	21	04-415-000	157.38	
		31100	21	04-417-000	96.15	
Check Date	5/17/2007	Check Nbr	012549	Check Total:	253.53	

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13097 MARSHALL & ILSLEY TRUST-MILW	5104080	31100	51	02-105-216	260.00	MONTHLY FEE
Check Date	5/17/2007	Check Nbr	012550	Check Total:	260.00	
13360 MENASHA ELECTRIC & WATER UTILI	002688	31201	54	10-302-250	20,711.90	MARCH SEWER CHARGE
	050707	31100	12	04-399-000	933.45	FIRE
	050707	31100	12	04-399-000	164.23	FIRE
	050707	31100	12	04-399-000	5.70	TRAFFIC LIGHTS
	050707	31100	52	08-101-223	1,289.05	POLICE
	050707	31100	52	08-101-225	226.80	POLICE
	050707	31100	54	10-131-223	492.88	TRAFFIC LIGHTS
	050707	31100	54	10-131-225	26.65	TRAFFIC LIGHTS
	050707	31731	54	10-149-223	1,402.20	PUBLIC WORKS FACILITY
	050707	31731	54	10-149-225	479.77	PUBLIC WORKS FACILITY
	050707	31201	54	10-301-223	60.38	LIFT STATIONS
	050707	31266	54	10-308-223	8.48	RECYCLING
	050707	31100	55	06-101-223	2,885.50	LIBRARY
	050707	31100	55	06-101-225	454.84	LIBRARY
	050707	31100	55	07-202-223	1,749.70	PARKS
	050707	31100	55	07-202-225	20.19	LIFT STATIONS
	050707	31100	55	07-203-223	174.54	SWIMMING POOL
	050707	31100	55	07-203-225	277.92	SWIMMING POOL
	050707	31100	55	10-215-223	229.15	LIFT BRIDGES
	050807	31100	54	10-143-223	12,602.22	STREET LIGHTING
	042607	31731	54	10-149-223	8.48	SALT SHED
Check Date	5/17/2007	Check Nbr	012551	Check Total:	44,204.03	
13370 MENASHA EMPLOYEES CREDIT UNION		31100	21	04-299-020	2,000.00	
Check Date	5/17/2007	Check Nbr	012552	Check Total:	2,000.00	
13375 MENASHA EMPLOYEES LOCAL 1035		31100	21	04-299-031	264.00	
Check Date	5/17/2007	Check Nbr	012553	Check Total:	264.00	

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13430 TOWN OF MENASHA POLICE DEPT	051407	31100	21	04-229-000	139.00	BOND
	Check Date	5/17/2007	Check Nbr	012554	Check Total:	139.00
13455 CITY OF MENASHA SENIOR CENTER	051407	31827	53	09-212-300	14.16	CAMERA BATTERIES
	051407	31827	53	09-212-300	25.20	BIRTHDAY GIFT SUPPLIES
	051407	31827	53	09-212-300	25.85	FUNDRAISING CRAFT SUPPLIES
	Check Date	5/17/2007	Check Nbr	012555	Check Total:	65.21
13755 MORTON SAFETY	169690	31731	54	10-149-300	193.18	EYEWEAR/GLOVES
	Check Date	5/17/2007	Check Nbr	012556	Check Total:	193.18
14010 N&M AUTO SUPPLY	168533	31731	54	10-149-383	-17.47	EXACT FIT BLADE CREDIT
	169319	31731	54	10-149-383	2.19	BRAKE LINE
	Check Date	5/17/2007	Check Nbr	012557	Check Total:	-15.28
14215 NEENAH-MENASHA MUNICIPAL COURT	051407	31100	21	04-229-000	93.80	BOND
	051407	31100	21	04-229-000	182.00	BOND
	051407	31100	21	04-229-000	182.00	BOND
	051407	31100	21	04-229-000	308.00	BOND
	051407	31100	21	04-229-000	119.00	BOND
	051407	31100	21	04-229-000	119.00	BOND
	051407	31100	21	04-229-000	275.80	BOND
	051407	31100	21	04-229-000	182.00	BOND
	Check Date	5/17/2007	Check Nbr	012558	Check Total:	1,461.60
14395 NORTH AMERICAN SALT CO	70038297	31100	54	10-124-300	3,466.97	COARSE SALT
	70038134	31100	54	10-124-300	3,766.27	BULK HIGHWAY COARSE SALT
	Check Date	5/17/2007	Check Nbr	012560	Check Total:	7,233.24

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15220 ORT LUMBER INC	00019086	31100	55	07-202-300	1,300.00	100 YARDS OF WOODFIBER
Check Date	5/17/2007	Check Nbr	012561	Check Total:	1,300.00	
15280 OUTAGAMIE COUNTY CLERK OF COUR	051407	31100	21	04-229-000	200.00	BOND
Check Date	5/17/2007	Check Nbr	012562	Check Total:	200.00	
16025 PACKER CITY INTERNATIONAL	3271080064	31731	54	10-149-383	46.92	AIR FILTER
	3271090061	31731	54	10-149-383	238.50	HYDRAULIC HOSE & FITTING
	3271080065	31731	54	10-149-383	96.66	AIR FILT/LUBEFILTER
	3271070007	31731	54	10-149-383	30.19	CLAMP
Check Date	5/17/2007	Check Nbr	012563	Check Total:	412.27	
16300 PIGGLY WIGGLY #24	050307	31827	53	09-212-300	15.37	KLEENEX/CRACKERS
Check Date	5/17/2007	Check Nbr	012564	Check Total:	15.37	
16387 THE POLICE MARKSMAN	PM1	31100	52	08-101-322	18.95	SUBSCRIPTION RENEWAL
Check Date	5/17/2007	Check Nbr	012565	Check Total:	18.95	
18200 REINDERS INC	1151281-00	31731	54	10-149-383	153.62	LAWN SWEEPER
Check Date	5/17/2007	Check Nbr	012566	Check Total:	153.62	
18350 RICK'S AUTO GLASS INC	I099251	31100	52	08-101-295	229.12	WINDSHIELD
Check Date	5/17/2007	Check Nbr	012567	Check Total:	229.12	
19410 SKID & PALLET	01974	31100	55	07-202-300	28.00	LANDSCAPE MULCH
Check Date	5/17/2007	Check Nbr	012569	Check Total:	28.00	
19465 SPEEDY CLEAN INC	20709	31201	54	10-301-212	350.00	TELEWISE SEWER SEGMENTS
Check Date	5/17/2007	Check Nbr	012570	Check Total:	350.00	

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19650 STATE CHEMICAL MFG CO	93394881	31100	13	04-106-000	261.96	FRAGRANCE PAK/INSECTICIDE
Check Date	5/17/2007	Check Nbr	012571	Check Total:	261.96	
20265 TOSHIBA (TELECOM SYSTEMS)	70819994	31100	51	04-109-804	45,873.00	PHONE SYSTEM UPGRADE
Check Date	5/17/2007	Check Nbr	012572	Check Total:	45,873.00	
21045 UNIFIRST CORPORATION	0970012623	31731	54	10-149-201	71.06	MAT/MOP/CLOTHING SERVICE
Check Date	5/17/2007	Check Nbr	012573	Check Total:	71.06	
21226 US OIL CO INC	528070	31100	13	04-103-000	5.00	FEDERAL LUST TAX
	528067	31100	13	04-103-000	3.00	FEDERAL LUST TAX
Check Date	5/17/2007	Check Nbr	012574	Check Total:	8.00	
21280 USCM PAYROLL PROCESSING		31100	21	04-419-000	1,097.50	
Check Date	5/17/2007	Check Nbr	012575	Check Total:	1,097.50	
22045 VALLEY CAMERA	21675	31100	52	08-101-300	12.50	FILM PROCESSING
Check Date	5/17/2007	Check Nbr	012577	Check Total:	12.50	
22040 VALLEY DIESEL INJECTION INC	32357	31731	54	10-149-383	146.25	STAINLESS FLEX/SEWER TRUCK
Check Date	5/17/2007	Check Nbr	012576	Check Total:	146.25	
22120 VALLEY POPCORN CO INC	70336	31827	53	09-212-300	104.05	POPCORN/BAGS/CLEANER
Check Date	5/17/2007	Check Nbr	012578	Check Total:	104.05	
22240 VAN ZEELAND NURSERY &	042007	31100	56	07-101-300	445.00	TREES
Check Date	5/17/2007	Check Nbr	012579	Check Total:	445.00	

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23130 WAVERLY SANITARY DISTRICT	042707	31100	55	07-202-225	141.61	BARKER FARM PAVILION
Check Date	5/17/2007	Check Nbr	012580	Check Total:	141.61	
23152 WE ENERGIES	050607	31100	53	09-102-224	154.24	226 MAIN ST
	042607	31100	55	07-202-224	74.29	999 BRIGHTON DR
	042607	31100	55	07-202-223	8.09	NORTH ST
	042607	31100	55	07-202-223	8.09	NORTH ST
	050307	31100	55	07-202-223	34.29	CONSERVANCY
Check Date	5/17/2007	Check Nbr	012581	Check Total:	279.00	
23192 WHEEL & SPROCKET	042407	31100	52	08-101-300	321.95	BICYCLE SUPPLIES
	042407	31100	52	08-101-322	24.95	BICYCLE TOOL KIT
	042407	31100	52	08-101-337	150.00	BICYCLE SUPPLIES
Check Date	5/17/2007	Check Nbr	012582	Check Total:	496.90	
23250 WINNEBAGO COUNTY CLERK OF COUR	051407	31100	21	04-229-000	150.00	BOND
	051407	31100	21	04-229-000	150.00	BOND
	051407	31100	21	04-229-000	850.00	BOND
	051407	31100	21	04-229-000	150.00	BOND
	051407	31100	21	04-229-000	650.00	BOND
Check Date	5/17/2007	Check Nbr	012583	Check Total:	1,950.00	
23275 WINNEBAGO COUNTY TREASURER	LF111787	31100	54	10-123-250	2,542.09	LANDFILL FACILITY
	LF111787	31100	54	10-304-250	6,378.00	LANDFILL FACILITY
	LF111787	31100	54	10-305-216	2,430.14	LANDFILL FACILITY
	LF111787	31266	54	10-307-216	1,360.40	LANDFILL FACILITY
Check Date	5/17/2007	Check Nbr	012584	Check Total:	12,710.63	
23455 WISCONSIN SUPPORT COLLECTIONS		31100	21	04-299-015	436.31	
		31100	21	04-299-016	138.40	
Check Date	5/17/2007	Check Nbr	012585	Check Total:	574.71	

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14235 NEENAH-MENASHA YMCA	2826	31100	52	08-101-216	405.00	FITNESS ASSESS/OFFICER CANDIDA
Check Date	5/17/2007	Check Nbr	012559	Check Total:	405.00	
Grand Total:					137,261.56	

CERTIFICATE OF PAYMENT

DATE: May 16, 2007

PAYMENT REQUEST: Five (5)

CONTRACTOR: Dorner, Inc.

ADDRESS: E506 Luxemburg Rd., P.O. Box 129, Luxemburg, WI 54217

CONTRACT UNIT NUMBER: 2006-08

PROJECT DESCRIPTION: Nature's Way

ORIGINAL CONTRACT AMOUNT \$ 377,951.38

CHANGE ORDER NO. - AMOUNT: \$ -

PREVIOUS CHANGE ORDER(S): \$ 3,560.80

TOTAL CONTRACT AMOUNT (INCLUDING CHANGE ORDERS) \$ 381,512.18

TOTAL EARNED TO DATE (SUMMARY ATTACHED) \$ 311,083.33

LESS RETAINAGE 2 ½ % \$ 7,777.08

AMOUNT DUE \$ 303,306.25

PREVIOUS PAYMENTS \$ 285,492.23

AMOUNT DUE THIS PAYMENT \$ 17,814.02

ESTIMATE PERIOD: FROM February 27, 2007 To: May 16, 2007

I certify that all bills for labor, equipment, materials, and services are paid for which previous certificates for payment were issued.

DATE: _____ BY: _____

Lien Waivers from all subcontractors and suppliers shall accompany each Request for Payment. Affidavit of Compliance with Prevailing Wage Rates shall accompany Request for Final Payment.

RECOMMENDED FOR PAYMENT:

DIRECTOR OF PUBLIC WORKS: _____ DATE: _____

APPROVED FOR PAYMENT: COUNCIL APPROVAL DATE: _____

FINANCE DEPARTMENT

ACCOUNT NUMBER

BUDGET

CHARGE TO ACCOUNT

_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____

CITY OF MENASHA
CONTRACT UNIT NO. 2006-08

Storm Sewer, Sanitary, Water Main, Street Construction & Detention Basin Construction

Date: May 16, 2007
Payment No. Five

ITEM	QUANTITY	DESCRIPTION	BASE BID		YTD	
			Unit Price	TOTAL	QUANTITY	TOTAL
		Sanitary Sewer				
1	1,095	8" PVC SDR-35 Sanitary Sewer, /lf	\$ 18.00	\$ 19,710.00	1092	\$ 19,656.00
2	50	48" ID Waterproof, Pre-cast Sanitary Manhole/vf	\$ 170.00	\$ 8,508.50	51.58	\$ 8,768.60
3	9	Internal Manhole Chimney Seal/ea	\$ 230.00	\$ 2,070.00	0	\$ -
4	9	Sanitary Sewer Manhole Castings/ea	\$ 280.00	\$ 2,520.00	7	\$ 1,960.00
5	37	6" PVC Schedule 40 Sanitary Lateral/lf	\$ 20.00	\$ 740.00	36	\$ 720.00
6	696	4" PVC Schedule 40 Sanitary Lateral/lf	\$ 17.00	\$ 11,832.00	724	\$ 12,308.00
7	758	2" Polystyrene Insulation (sanitary)	\$ 5.50	\$ 4,169.00	771	\$ 4,240.50
		Sanitary Sewer Sub Total		\$ 49,549.50		\$ 47,653.10
		Water Main				
1	1,278	8" PVC Water Main/lf	\$ 23.00	\$ 29,394.00	1280.5	\$ 29,451.50
2	6	Fire Hydrant/ea	\$ 2,100.00	\$ 12,600.00	6	\$ 12,600.00
3	1	8" Tapping Tee and Valve/ea	\$ 2,400.00	\$ 2,400.00	1	\$ 2,400.00
4	74	6" Hydrant Lead/lf	\$ 24.00	\$ 1,776.00	52	\$ 1,248.00
5	6	6" Auxiliary Hydrant Gate Valve/ea	\$ 740.00	\$ 4,440.00	6	\$ 4,440.00
6	6	8" Gate Valve/ea	\$ 1,000.00	\$ 6,000.00	7	\$ 7,000.00
7	16	1 1/4" Service Connections/ea	\$ 275.00	\$ 4,400.00	16	\$ 4,400.00
8	686	1 1/4" PVC SDR9 Water Service/lf	\$ 10.00	\$ 6,860.00	684	\$ 6,840.00
9	1	1 1/2" Service Connections/ea	\$ 400.00	\$ 400.00	1	\$ 400.00
10	63	1 1/2" PVC SDR9 Water Service/lf	\$ 10.00	\$ 630.00	56	\$ 560.00
		Water Main Sub Total		\$ 68,900.00		\$ 69,339.50

		Storm Sewer							
1	53	24" Storm Sewer/lf	\$	29.00	\$	1,537.00	109	\$	3,161.00
2	471	18" Storm Sewer/lf	\$	23.00	\$	10,833.00	177	\$	4,071.00
3	433	18" RCP Storm Sewer, Class IV/lf	\$	26.00	\$	11,258.00	748.5	\$	19,461.00
4	201	15" Storm Sewer/lf	\$	20.00	\$	4,020.00	169	\$	3,380.00
5	708	15" RCP Storm Sewer, Clas IV/lf	\$	22.00	\$	15,576.00	700.5	\$	15,411.00
6	505	12" Storm Sewer/lf	\$	18.00	\$	9,090.00	196	\$	3,528.00
7	163	12" RCP Storm Sewer, Class IV/lf	\$	20.00	\$	3,260.00	533	\$	10,660.00
8	33	10" Storm Inlet Leads/lf	\$	20.00	\$	660.00	0	\$	-
9	61.1	48" ID Pre-cast Standard Storm Manhole/vf	\$	190.00	\$	11,609.00	61.32	\$	11,650.80
10	6	72" ID Pre-cast Storm Manhole/vf	\$	350.00	\$	2,100.00	6	\$	2,100.00
11	1	Storm Sewer Manhole Castings, Type H/ea	\$	365.00	\$	365.00	0	\$	-
12	1	Storm Sewer Manhole Castings, Type HS/ea	\$	365.00	\$	365.00	0	\$	-
13	13	Storm Sewer Manhole Castings, Type J/ea	\$	270.00	\$	3,510.00	14	\$	3,780.00
14	18	24"x36" pre-cast inlet w/castings/ea	\$	970.00	\$	17,460.00	18	\$	17,460.00
15	2	Field Inlet w/casting (Type 8 inlet, MS grate)/ea	\$	1,290.00	\$	2,580.00	2	\$	2,580.00
16	1	30" ID Pre-cast Yard Drain w/casting/ea	\$	935.00	\$	935.00	1	\$	935.00
17	1	12" Concrete Apron Endwall/ea	\$	320.00	\$	320.00	1	\$	320.00
18	1	12" Apron Endwall for PVC Pipe/ea	\$	100.00	\$	100.00	1	\$	100.00
19	2	18" Concrete Apron Endwall/ea	\$	400.00	\$	800.00	2	\$	800.00
20	1	24" Concrete Apron Endwall/ea	\$	525.00	\$	525.00	2	\$	1,050.00
21	5	Pipe Grates/ea	\$	420.00	\$	2,100.00	6	\$	2,520.00
22	1	12" Orifice Plate for Outlet Pipe/ea	\$	50.00	\$	50.00	2	\$	100.00
23	1	Pond Outlet Structure w/Neenah Casting/ea	\$	1,850.00	\$	1,850.00	1	\$	1,850.00
24	49	12" PVC SDR-35 Storm Sewer/lf	\$	21.00	\$	1,029.00	50.5	\$	1,060.50
		Storm Sewer Sub Total			\$	101,932.00		\$	105,978.30

		Site Grading, Erosion Control & Street Construction					
1	1.07	Clearing and Grubbing/acre	\$	3,030.00	\$	3,242.10	1.07
2	45	Remove Culvert/lf	\$	5.00	\$	225.00	0
3	1,100	Unclassified Excavation/cy	\$	4.55	\$	5,005.00	1100
4	200	Excavation Below Subgrade (undistributed)/cy	\$	5.05	\$	1,010.00	291
5	200	Breaker Run (undistributed)/cy	\$	14.86	\$	2,972.00	130.83
6	13,688	Fine Grading/sy	\$	0.01	\$	136.88	0
7	6,436	Crushed Aggregate Base Course/ton	\$	8.00	\$	51,488.00	6140.2
8	17,771	Restoration (salvage topsoil, seed, fert, mulch)/sy	\$	0.70	\$	12,439.70	8885.5
9	973	2" Asphalt Binder (temp)/ton	\$	53.25	\$	51,812.25	0
10	72	Sawcut and Remove Curb/lf	\$	5.00	\$	360.00	0
11	1	Sawcut and Remove Asphalt/lump sum	\$	50.00	\$	50.00	0
12	85	Sawcutting/lf	\$	1.50	\$	127.50	0
13	335	Grassed Drainageway Construction/lf	\$	4.00	\$	1,340.00	0
14	2	Install & Maintain Tracking Pad/ea	\$	1,000.00	\$	2,000.00	1
15	2,884	Install & Maintain Silt Fence/lf	\$	1.05	\$	3,028.20	2884
16	5	Install & Maintain Ditch Checks/ea	\$	100.00	\$	500.00	0
17	25	Inlet Protection/ea	\$	42.00	\$	1,050.00	21
18	91	Riprap with Fabric/sy	\$	25.00	\$	2,275.00	0
19	1,949	Erosion Mat Class I, Type B/sy	\$	1.25	\$	2,436.25	0
20	1	Excavation & Grading for Stormwater Pond-Nature's Way Subdivision/lump sum	\$	6,100.00	\$	6,100.00	1
21	1	Excavation & Grading for Stormwater Pond-Province Terrace/lump sum	\$	10,100.00	\$	10,100.00	1
22	500	Borrow (if required)	\$	5.05	\$	2,525.00	0
		Site Grading, Erosion Control & Street Construction Sub Total			\$ 160,222.88		\$ 88,112.43
		Contract Total			\$ 380,604.38		\$ 311,083.33
		Additional Unit Prices					
	1	Alternate Clay Liner (if required)/sy	\$	5.05	\$	5.05	

MILWAUKEE ST.

RACINE ST.

MAIN ST.

MILL ST.





Chuck

City of Menasha • Department of Public Works

STREET USE APPLICATION

Sponsored by: Communityfest Committee
Responsible Person: Nancy Day
Address: PO Box 1895
Appleton WI 54912-1895
Phone: 920-734-7101
Street Route: (Attach Map) Line Up Broad + First Streets from Racine
Description of Use St on the east to Tayco St on the west
Proceed on Milwaukee St to Main St, west
to Tayco and south to Nicolet

Street Use Date: 7/3/07
Start Time: 7pm Line Up 4:15 parade
End Time: 10:15 pm
Number of Units: 32

LIABILITY INSURANCE HAS BEEN SECURED IN THE AMOUNT OF \$ _____ WITH
THE CITY OF MENASHA NAMED AS ADDITIONAL INSURED.

Insurance Company Covered by city policy Policy No. _____
(Attached is a copy of the insurance certificate).

NOTE TO EVENTS PLANNING TO USE CITY PARKS AND/OR GREENSPACE: Any multi-day event or event which plans to sell beer and/or wine to the public must appear before the Parks and Recreation Board.

DATE: 4/4/07 APPLICANT'S SIGNATURE: Nancy Day

TO BE COMPLETED BY CITY STAFF

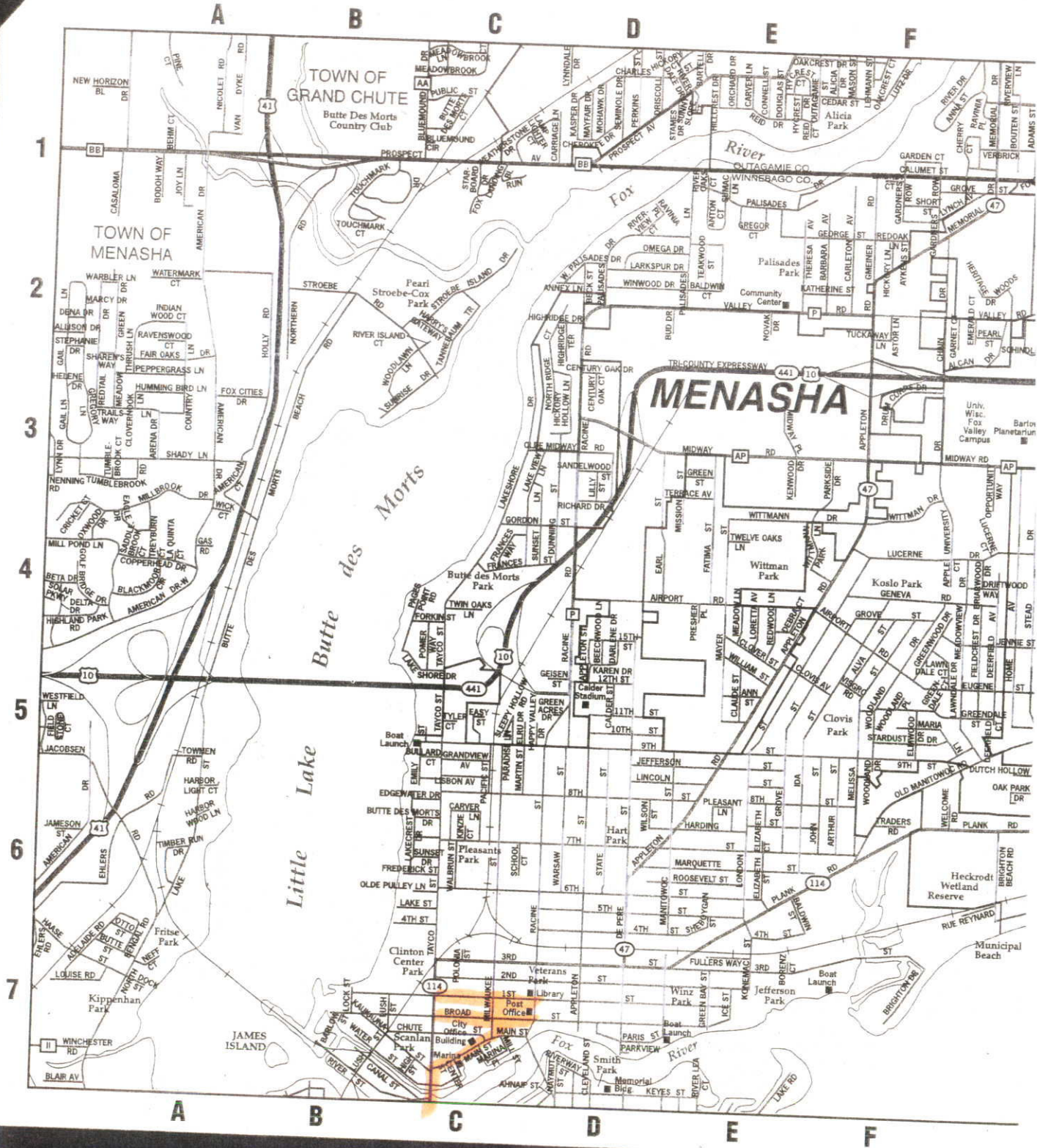
SCHEDULED PARK & RECREATION BOARD REVIEW DATE: _____

NOT REQUIRED: _____ APPROVED: _____ DENIED: _____

SCHEDULED COMMON COUNCIL REVIEW DATE: 5/21/07

APPROVED: _____ DENIED: _____

APPROVAL: MJ
Police Dept. MJ Fire Dept. LW Public Works Dept. MR City Attorney JSB



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 24 hours a day, 7 days a week, 365 days a year.
 For information, call your local directory sales representative for details.



Yellow Pages

Community Living



RECEIVED MAY 03 2007

City of Menasha • Department of Public Works

STREET USE APPLICATION

Sponsored by: Menasha Marina
Responsible Person: DIANE Schabach
Address: 1 Centeo St.
Menasha
Phone: 967-5193 (or) 853-3422

Street Use Date: 9-1-07
Start Time: 5 pm
End Time: 10 pm.
Number of Units: _____

Street Route: (Attach Map)
Description of Use

On the corner of South Centeo Street in
front of the Marina Harborhouse Office
Shut off the street about 100 ft on either side
of the street by the Office
- Labor Day Festival + Corn Roast - for Boaters + friends
approx 250 people

LIABILITY INSURANCE HAS BEEN SECURED IN THE AMOUNT OF \$ 1,000,000 WITH
THE CITY OF MENASHA NAMED AS ADDITIONAL INSURED.

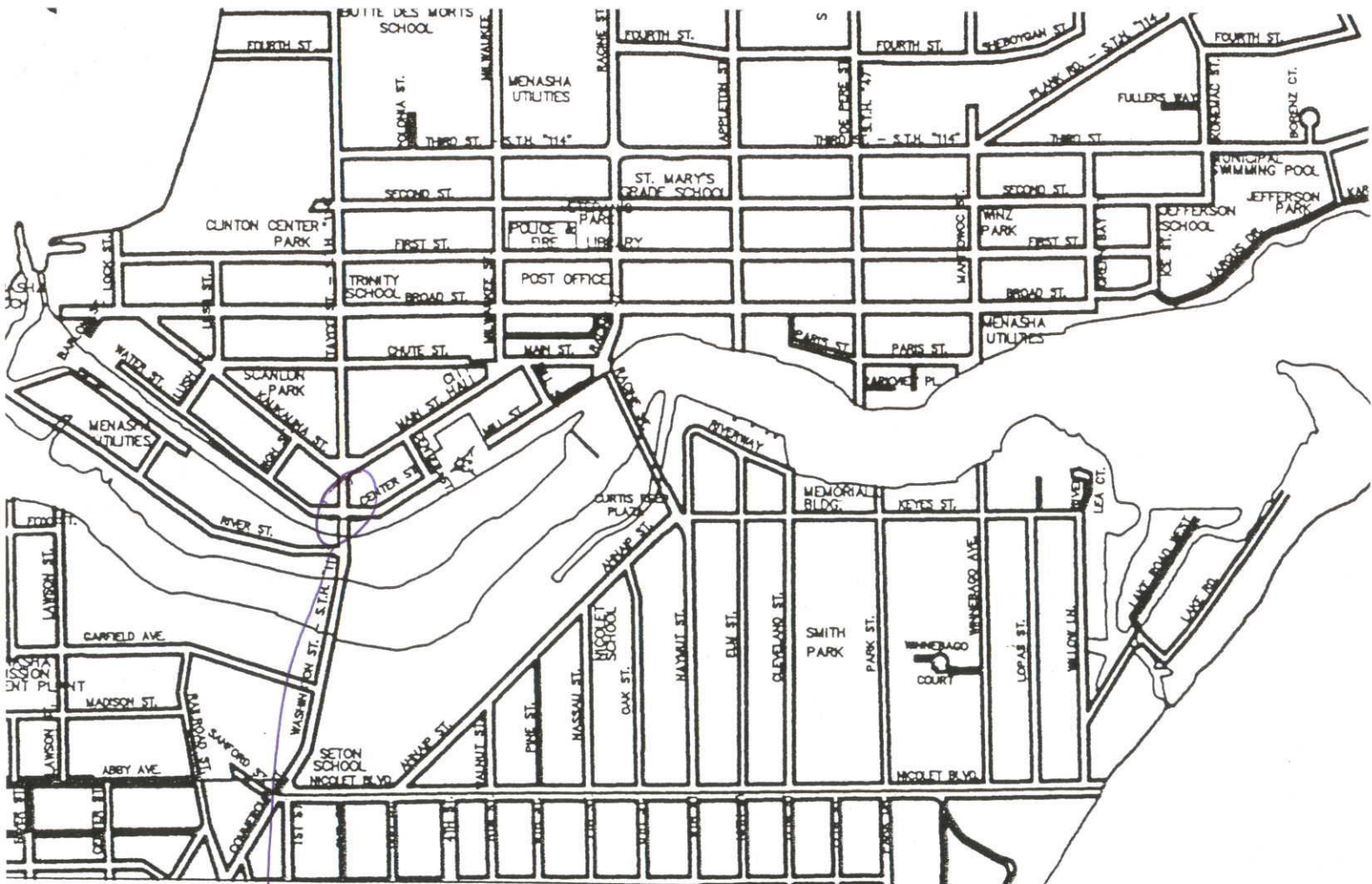
Insurance Company Scott Unland Services - West Bend Policy No. 0110126819
(Attached is a copy of the insurance certificate).

DATE: 5-2-07 APPLICANT'S SIGNATURE: Diane Schabach

SCHEDULED COMMON COUNCIL REVIEW DATE: 5-21-07

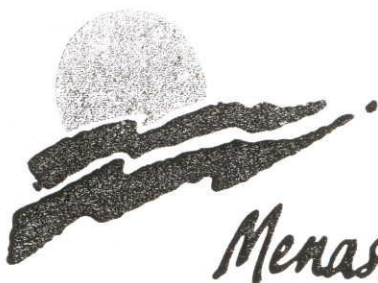
APPROVED: _____ DENIED: _____

APPROVAL:
Police Dept. MB Fire Dept. LVW Public Works Dept. MR City Attorney JSB



Labor Day Picnic

2 grills, picnic tables, table + chairs
to be placed on Centos Street
in front of Marina Office
will use barricades to shut off street.



RECEIVED MAY 03 2007

City of Menasha • Department of Public Works

STREET USE APPLICATION

Larry

Sponsored by: Menasha Marina
Responsible Person: Diane Schabach
Address: 1 Center St.
Menasha
Phone: 927-5193 (or) 853-3422

Street Use Date: 6-16-07
Start Time: 5pm
End Time: 10pm
Number of Units: _____

Street Route: (Attach Map)
Description of Use

on the corner of South Center in front
of the Marina Harborhouse Office. Shut the
street, about 100ft on either side of the street
by the office
- Steak Fry - for boaters + friends - approx 250-300 people

LIABILITY INSURANCE HAS BEEN SECURED IN THE AMOUNT OF \$ 1,000,000 WITH
THE CITY OF MENASHA NAMED AS ADDITIONAL INSURED.

Insurance Company Scott Wrenland Services - West Bend Policy No. 0110126819
(Attached is a copy of the insurance certificate).

DATE: 5-2-07 APPLICANT'S SIGNATURE: Diane Schabach

SCHEDULED COMMON COUNCIL REVIEW DATE: 5-21-07

APPROVED: _____ DENIED: _____

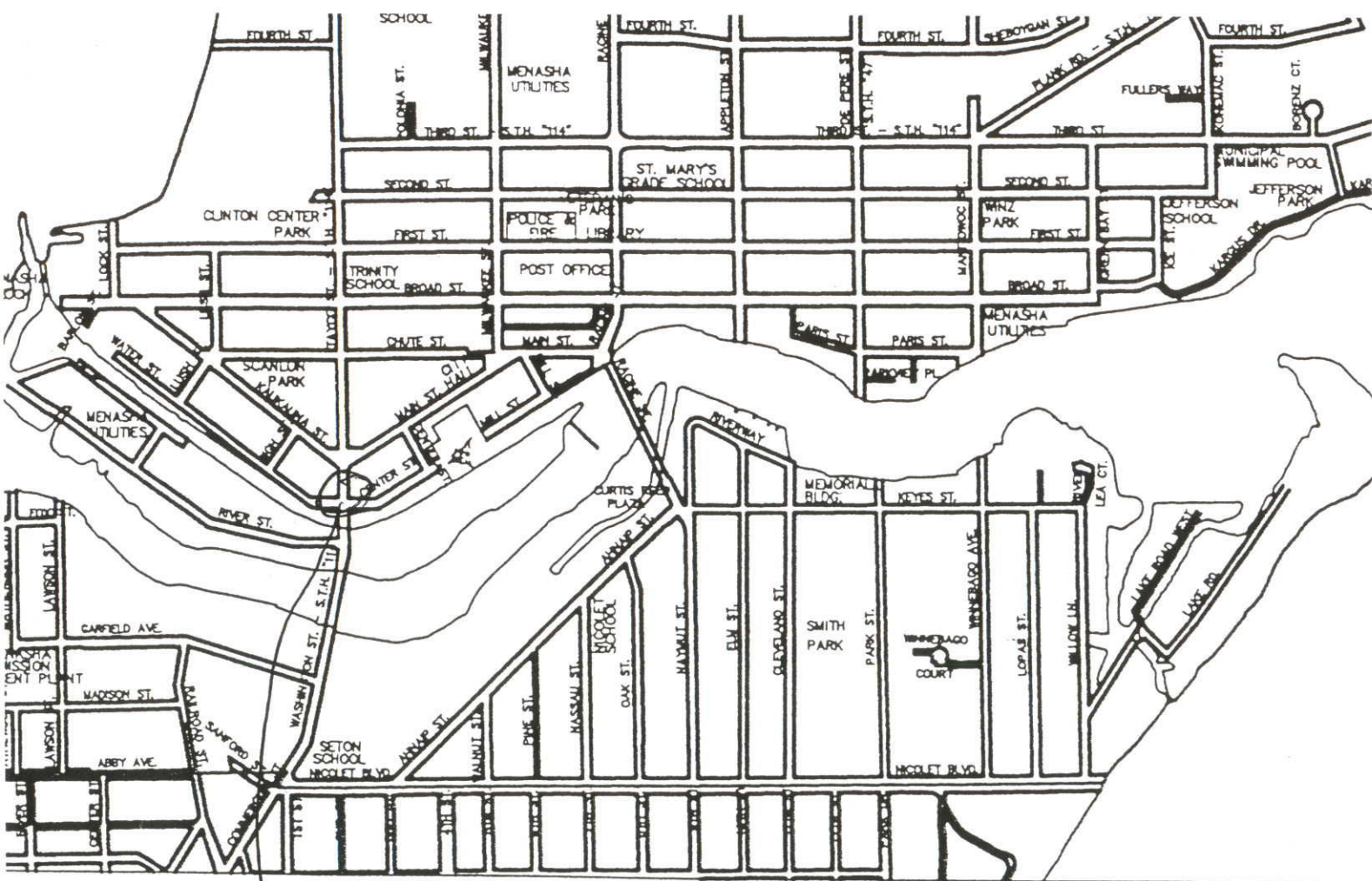
APPROVAL:

Police Dept. MB

Fire Dept. LVW

Public Works Dept. MR

City Attorney JSB



Steak Fry
 2 grills, picnic tables and
 regulars to be placed on Center Street
 in front of the Manna Office Building.
 Will shut off the street with barricades

ORDINANCE O - 8 - 07

AN ORDINANCE RELATING TO CITY OF MENASHA SIDEWALK POLICY

Introduced by Mayor Laux

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: Sec. 6 – 2 – 2 is repealed and recreated to read as flows:

h) **~~SIDEWALK CONSTRUCTION REQUIRED. SIDEWALK POLICY – EXISTING DEVELOPMENT.~~**

~~(1) When Fifty Percent (50%) of Each Side of the Block Improved or Developed. Whenever the owner of fifty percent (50%) of the lineal feet of property on any side of any individual block have had improvements constructed thereon, the Common Council shall order as soon as feasible sidewalks to be built to serve abutting property owners. The Common Council reserves the right to order sidewalk construction in certain areas of the City, where sides of blocks are not fifty percent (50%) completed, and where the Board of Public Works finds a need not limited to the safety factor above.~~

~~(2) When Two thirds (2/3) of Block Completed. The owner of any property in the City of Menasha shall cause a walk to be constructed adjacent thereto in conformity with the provisions of this Section in the event the City block upon which the property abuts has sidewalks constructed thereon over more than two thirds (2/3) of the length of said block.~~

- (1) Sidewalks shall be mandatory on both sides of all arterial and collector streets as listed in the "State Mileage Certification Report." Installation shall take place at the time the streets are constructed to urban sections (curb and gutter, storm sewer, etc.).
- (2) Sidewalks shall be mandatory on streets where the **net total density (including dedicated right-of-way)** on the abutting properties is greater than 3.5 units per acre and average daily traffic is greater than 500 vehicles per day.
- (3) Sidewalks shall be mandatory on any side of an individual block when 50% or more of the length of said block has sidewalk constructed thereon.
- (4) The minimum vehicle volume warrant for installation of sidewalk shall be 500 cars per day.
- (5) Nothing in the above provisions providing for the installation of sidewalks in the existing development shall prevent the Board of Public Works from requesting sidewalk construction if traffic engineering or any combination of pedestrian counts and traffic volumes demonstrate a hazardous condition which would warrant sidewalk installation.

(i) **SIDEWALK INSTALLATIONS IN THE NEWLY PLATTED SUBDIVISIONS**

- (1) Sidewalks shall be mandatory on both sides of the street on all plats submitted for approval to the Plan Commission. Exceptions may be granted only in the following instances:
- a. ~~The owner of property subject to the provisions of subsections (h)(1) and (2) shall have the right to petition the Common Council for a variance or exceptions from the terms of said provisions.~~
 - a. Industrial and commercial subdivisions;
 - b. In residential cul-de-sac streets (less than 500 feet in length) and other streets of limited continuity where the density of development is less than 6 units per acre.
 - c. Neighborhood residential streets where topography, trees, insufficient right-of-way, or other unique circumstances make placement of walks on one or both sides of the street impractical and where the absence of such walks will not substantially interrupt pedestrian flow within the block or to parks, schools, or other major pedestrian attractors.
 - d. Where there is a dedication of a pedestrian right-of-way or other alternate means of pedestrian circulation.
 - e. On neighborhood residential streets, ~~upon request of the subdivider~~, where proposed ~~net~~ **total** density (**including dedicated right-of-way**) is less than 3.5 units per acre and average daily traffic would not be such to cause sidewalk installation based on traffic engineering warrants.
 - f. Nothing in this ordinance prohibits the installation of sidewalks upon request of the adjoining property owners.

SECTION 2: This ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this _____ day of _____, 2007.

Joseph F. Laux, Mayor

ATTEST:

Deborah A. Galeazzi, City Clerk

ORDINANCE O - 9 - 07

AN ORDINANCE RELATING TO MAYORAL SALARY

Introduced by Alderman Michalkiewicz

The Common Council of the City of Menasha does ordain as follows

SECTION 1: Sec. 2-2-9 (f) is repealed and recreated to read:

- f. The salary of the Mayor shall be \$65,800 commencing on the third Tuesday of April 2008; \$67,600 commencing on the third Tuesday of April 2009; and \$69,500 commencing on the third Tuesday of April 2010; and \$71,400 commencing on the third Tuesday of April 2011.

SECTION 2: This ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this _____ day of _____, 2007.

Joseph F. Laux, Mayor

ATTEST:

Deborah A. Galeazzi, City Clerk

Attorney's Note: This is a 2.75% increase for each year rounded to the nearest \$100.

ORDINANCE O - 10 - 07

AN ORDINANCE RELATING TO PARK REGULATIONS

Introduced by Alderman Eckstein

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: Sec. 12 – 1 – 1 is amended to read as follows:

- (3) Pets. Subject to the exceptions below, dogs, cats or other pets are prohibited in all City parks, unless permitted by the Parks and Recreation Board.
- a. Animals specifically trained to assist the disabled.
 - b. Dogs, cats or other pets owned by Marina renters or their guests are permitted in the fenced-in area of the Menasha Marina.
 - c. Dogs, cats or other pets are allowed on the Friendship Trail, Kargus Drive and at the grandstands of the ballparks in Jefferson Park provided they are on a leash not more than seven feet long that is not retractable. The owner must also comply with sec. 7 – 1 – 10 relating to animal feces.
 - d. Dogs, cats or other pets are allowed on the at the grandstands of the ballparks in Koslo Park provided they are on a leash not more than seven feet long that is not retractable. The owner must also comply with sec. 7 – 1 – 10 relating to animal feces.
 - e. Dogs, cats or other pets are allowed on the sidewalks of any other parks provided they are on a leash not less than six feet long that is not retractable. The owner must also comply with sec. 7 – 1 – 10 relating to animal feces.

SECTION 2: Sec. 12 – 1 – 14(b) (1) is repealed and recreated to read as follows:

- (b) Sec. 12 – 1 – 14 (a) shall not apply to:
- (1) Domestic animals on leashes are allowed on trails.

SECTION 3: This ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this _____ day of _____ 2007.

Joseph F. Laux, Mayor

ATTEST:

Deborah A. Galeazzi, City Clerk

ORDINANCE O - 11 - 07

AN ORDINANCE RELATING TO CITY OF MENASHA SIDEWALK POLICY

Introduced by Alderman Pack

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: Sec. 6 – 2 – 2 is repealed and recreated to read as flows:

h) **SIDEWALK POLICY – EXISTING DEVELOPMENT.**

- (1) Sidewalks shall be mandatory on both sides of all arterial and collector streets as listed in the "State Mileage Certification Report." Installation shall take place at the time the streets are constructed to urban sections (curb and gutter, storm sewer, etc.).
- (2) Sidewalks shall be mandatory on streets where the total density (including dedicated right-of-way) on the abutting properties is greater than 3.5 units per acre and average daily traffic is greater than 500 vehicles per day.
- (3) Sidewalks shall be mandatory on any side of an individual block when 50% or more of the length of said block has sidewalk constructed thereon.
- (4) The minimum vehicle volume warrant for installation of sidewalk shall be 500 cars per day.
- (5) Nothing in the above provisions providing for the installation of sidewalks in the existing development shall prevent the Board of Public Works from requesting sidewalk construction if traffic engineering or any combination of pedestrian counts and traffic volumes demonstrate a hazardous condition which would warrant sidewalk installation.

(i) **SIDEWALK INSTALLATIONS IN THE NEWLY PLATTED SUBDIVISIONS**

- (1) Sidewalks shall be mandatory on both sides of the street on all plats submitted for approval to the Plan Commission. Exceptions may be granted only in the following instances:
 - a. Industrial and commercial subdivisions;
 - b. In residential cul-de-sac streets (less than 500 feet in length) and other streets of limited continuity where the density of development is less than 6 units per acre.
 - c. Neighborhood residential streets where topography, trees, insufficient right-of-way, or other unique circumstances make placement of walks on one or both sides of the street impractical and where the absence of such walks will not substantially interrupt pedestrian flow within the block or to parks, schools, or other major pedestrian attractors.

- d. Where there is a dedication of a pedestrian right-of-way or other alternate means of pedestrian circulation.
- e. On neighborhood residential streets, where proposed total density (including dedicated right-of-way) is less than 3.5 units per acre and average daily traffic would not be such to cause sidewalk installation based on traffic engineering warrants.
- f. Nothing in this ordinance prohibits the installation of sidewalks upon request of the adjoining property owners.
- (j) Except in subdivisions currently under construction, streets without sidewalks as of the effective date of this ordinance shall not be required to have sidewalks installed pursuant to the terms of sec. 6 – 2 – 2..

SECTION 2: This ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this _____ day of _____, 2007.

Joseph F. Laux, Mayor

ATTEST:

Deborah A. Galeazzi, City Clerk



City of Menasha • Office of the City Attorney
Jeffrey S. Brandt, City Attorney

MEMO

TO: Common Council

FROM: Jeff Brandt

SUBJECT: Local Government Property Insurance Fund

DATE: May 15, 2007

R – 12 – 07 is a Resolution continuing the City's participation in the State of Wisconsin Local Government Property Insurance Fund. I have attached the e-mail from Sue Hoffman explaining why this is currently necessary.

LGPIF covers all City buildings and contents and open property such as fences, playground equipment, contractors' equipment and the like. The annual premium is \$15,311. We have had this reviewed by CVMIC and McClone several times over the 20 years that Brenda and I have been here. It is always recommended that we continue with this program due to the very favorable premiums.

RESOLUTION R - 12 - 07

RESOLUTION AUTHORIZING THE CITY OF MENASHA'S PARTICIPATION IN
THE LOCAL GOVERNMENT PROPERTY INSURANCE FUND

Introduced by Mayor Laux

WHEREAS, the City of Menasha has for many years participated in the State of Wisconsin Local Government Property Insurance Fund ; and

WHEREAS, sec. 605.21 requires the local governmental unit that desires to participate in the State of Wisconsin Local Government Property Insurance Fund to pass a Resolution authorizing such participation; and

WHEREAS, the State of Wisconsin has requested all participating local governments to approve and forward to the State an updated Resolution authorizing the participation.

NOW THEREFORE, BE IT RESOLVED, that the City of Menasha Common Council with the Mayor concurring elect to continue to participate in the State of Wisconsin Local Government Property Insurance Fund for all its buildings and property, pursuant to sec. 605 Wis. Stats., and amendments, thereto; and

BE IT FURTHER RESOLVED that the City Clerk shall forward a copy of this Resolution to the State of Wisconsin Local Government Property Insurance Fund.

Passed and approved this ____ day of _____, 2007.

Joseph F. Laux, Mayor

Deborah A. Galeazzi, City Clerk

Brenda Taubel

From: Sue Hoffman [sus2380@asugroup.com]
Sent: Friday, May 11, 2007 10:59 AM
To: Sue Hoffman
Subject: LGPIF - New Resolutions



41-015

Resolution.doc (34 KE)

An audit performed OCI determined that many of the resolutions on file for LGPIF insureds are incorrect, out of date, not complete, etc.

Therefore, the State has requested that correct resolutions be obtained for the file. If you have not submitted a Resolution to us in the last year, please re-submit the form.

Please resolve (at a future meeting), that from (date of meeting), the buildings and other property belonging to the (name of entity) be insured in the Local Government Property Fund, under Chapter 605, Wis. Stats., and amendments thereto.... as per the attached form.

We appreciate your assistance in this matter.

Sue Hoffman
Policy Services Supervisor
The ASU Group/LGPIF
7633 Ganser Way
Madison, WI 53719

608-821-1185 phone
877-832-0122 fax
877-229-0009 toll free phone

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Brenda Taubel

From: Sue Hoffman [sus2380@asugroup.com]
Sent: Friday, May 11, 2007 11:37 AM
To: Sue Hoffman
Subject: Resolutions - explanation

As I am receiving so many calls, I want to add to my last email.

- 1) Nothing needs to go on the lines in the middle of the resolution form (it's a State form and we can't change it).
- 2) Everyone was required to complete a resolution to join the Fund initially. Most of these forms are wrong/outdated/expired.
- 3) You do not need to return a list of your properties. As all property you choose to insure, is already on file with the State, we do not need another copy.
- 4) At your next meeting (or the one after), just pass a new resolution to have your insurance with the Fund, Sign the form and return to us.

Thanks for your help.

Sue

Sue Hoffman
Policy Services Supervisor
The ASU Group/LGPIF
7633 Ganser Way
Madison, WI 53719

608-821-1185 phone
877-832-0122 fax
877-229-0009 toll free phone

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CITY OF MENASHA
Common Council
Council Chambers, 3rd Floor- 140 Main St., Menasha
April 17, 2007

MINUTES AMENDED

☐ [Back](#) ☐ [Print](#)

I. CALL TO ORDER

A. [Call to Order](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Meeting called to order by Mayor Laux at 7:40p.m.			

II. PLEDGE OF ALLEGIANCE

A. [Pledge of Allegiance](#)

III. ROLL CALL/EXCUSED ABSENCES

A. [Roll Call](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	PRESENT: Ald. Chase, Merkes, Taylor, Wisneski, Pack, Hendricks, Eckstein, Michalkiewicz.			
	ALSO PRESENT: Mayor Laux, CA/HRD Brandt, PC Stanke, DPW Radtke, CDD Keil, CT Stoffel, PRD Tungate, PHD Nett, Clerk Galeazzi and the Press.			

IV. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [Common Council, 4/2/07](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Common Council Minutes, 4/2/07	Alderman Michalkiewicz	Alderman Eckstein	Passed
	Motion carried on voice vote.			

Minutes to receive:

B. [Administration Committee, 4/2/07](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result

Approve	Minutes to Receive B-L and Communications 1-7.	Alderman Michalkiewicz	Alderman Eckstein	Passed
	Discussion: Ald. Hendricks - Minutes L (Water & Light Comm), clarification of WPPI to purchase Utilities' initial percentage interest in American Transmission Co. Mayor Laux explained it was Utilities' shares in ATC.			

- C. [Board of Public Works, 4/2/07](#)
- D. [Public Hearing, 4/2/07](#)
- E. [Board of Canvassers, 4/4/07](#)
- F. [Police Commission, 3/15/07](#)
- G. [Committee on Aging, 1/11/07, 2/8/07](#)
- H. [Library Board, 3/20/07](#)
- I. [IT Steering Committee, 2/21/07](#)
- J. [Parks and Recreation Board, 3/12/07](#)
- K. [Plan Commission, 4/3/07](#)
- L. [Water & Light Commission, 3/28/07](#)

Communications:

- 1. [DPW Radtke, 4/9/07; Public information meeting notice for hwy improvements to HWY 114 from Tayco St. to Manitowoc St.](#)
- 2. [WisDOT to DPW Radtke, 3/22/07; Notice of US 10/441 bridge rehabilitation project](#)
- 3. [PWD Radtke, 4/4/07; Tayco Street Bridge remote testing from Racine Street Bridge](#)
- 4. [WI. DNR, 4/12/07; Tree City USA Award](#)
- 5. [PC Stanke, 4/10/07; Training Seminar](#)
- 6. [FC VanderWyst, 4/11/07; Notes of appreciation & thanks](#)
- 7. [Menasha Utilities, 4/5/07; The Wire- April 2007](#)

V. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

- A. [Public Comments on any matter of concern to the City](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	A. Joanne Roush, 409 Cleveland Street. Aldermen subpoena to court to testify on City issues.			
	B. Mary Nebel, 713 First Street. 1) past due taxes for Headwater Condominium project; 2) sign problem at Badger Ice Cream; 3) policy on Aldermen attending meetings/seminars outside City.			
	C. Mike Radue, owner of Fox Cinema. Report on new theater.			

VI. CLAIMS AGAINST THE CITY

- A. [None](#)

VII. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS

- A. [Clerk Galeazzi - Information on League of WI Municipalities 2007 Regional Dinner Meetings and 2007 New Municipal Officials Workshop](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Clerk Galeazzi reported on two upcoming events sponsored by the League of Wisconsin Municipalities, the Regional Dinner on May 17 and New Municipal Officials Workshop on May 18.			

VIII. REPORT OF COMMITTEES/BOARDS/COMMISSIONS

A. Plan Commission:

1. [4/3/07 Recommends approval of the Certified Survey Map for Midway Road/Oneida Street with the condition that all applicable DOT setbacks are added.](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Certified Survey Map for Midway Road/Oneida Street with the condition that all applicable DOT setbacks be added.	Alderman Merkes	Alderman Pack	Passed
	Motion carried on voice vote.			

2. [4/3/07 Recommends acquisition of 121 River Street](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Acquisition of 121 River Street	Alderman Merkes	Alderman Taylor	Passed
	Motion carried on roll call 7-1. Ald. Pack - no.			

3. [4/3/07 Recommends not acquiring the two county owned parcels on Racine Street and the parcel on Ninth Street at this time](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Move	Not to acquire two county owned parcels on Racine Street and Ninth Street.	Alderman Merkes	Alderman Hendricks	Passed
	Motion carried on roll call 8-0.			

B. Administration Committee:

1. [Authorized Provider Agreement between Neenah-Menasha Chapter of the American Red Cross and Menasha Health Department, and authorized signatures](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Provider Agreement between Neenah-Menasha Chapter of American Red Cross and Menasha Health Dept.	Alderman Eckstein	Alderman Wisneski	Passed
	Motion carried on roll call 8-0.			

2. [Request for authorization to place overhead banner at 2nd and Racine Street for Police Week](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Overhead banner at Second and Racine Street for Police Week.	Alderman Wisneski	Alderman Chase	Passed
	Discussion ensued. Ald. Merkes would like it noted that he does not oppose the banner for Police Week, however believes that section 13-1-62(j) grants the authority to approve off premise special event signage such as this to the Public Works Director not the City Council. Motion carried on roll call 6-2. Ald. Taylor, Wisneski, Pack, Hendricks, Eckstein, Michalkiewicz, Chase - yes. Ald. Merkes, Hendricks - no.			

3. [Consideration of Alderman Merkes' per diem request](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Acted on in Administration Committee.			

4. [Consideration of proposals for 2007 Safety Consultant](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Proposal from Health Dept. for 2007 Safety Consultant	Alderman Wisneski	Alderman Merkes	Passed
	Motion carried on roll call 8-0.			

5. [Board of Health recommends approval of; 1\) DATCP agent of the State Fees; 2\) DHFS Agent of the State Fees; 3\) Tattoo Parlor/Body Piercing Establishment Fees for the licensing period July 1, 2007 to June 30, 2008](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Move	to table	Alderman Merkes	Alderman Hendricks	Failed
	Discussion ensued. Motion failed on roll call 3-5. Ald. Merkes, Taylor, Hendricks - yes. Ald. Wisneski, Pack, Eckstein, Michalkiewicz, Chase - no.			
Approve	Board of Health recommendations	Alderman Wisneski	Alderman Pack	Passed
	Discussion ensued. Motion carried on roll call 5-3. Ald. Wisneski, Pack, Eckstein, Michalkiewicz, Chase - yes. Ald. Merkes, Taylor, Hendricks - no.			

6. [Board of Health recommends approval of Non-Profit Temporary Restaurant Permit Fees for the licensing period January 1, 2007 to December 31, 2007](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Board of Health recommendation	Alderman Eckstein	Alderman Merkes	Passed
	Motion carried on roll call 8-0.			

7. [Request of Paul Hemmer Co. for additional time to execute purchase contract](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Request of Paul Hemmer Co.	Alderman Eckstein	Alderman Wisneski	Passed

Motion carried on roll call 7-1. Ald. Hendricks - no.

8. [Accounts payable and payroll for 4-5-07/4-12-07 for the amount of \\$2,097,516.83](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Accounts payable and payroll.	Alderman Eckstein	Alderman Wisneski	Passed
	Motion carried on roll call 8-0.			

C. Board of Public Works:

1. [Fox Cities Marathon; Sunday, September 23, 2007; 6:00 AM-3:00 PM; \(Community First Credit Union\) \(Held 4/2/07\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Street Use Application for Fox Cities Marathon	Alderman Merkes	Alderman Eckstein	Passed
	Motion carried on roll call 8-0.			

2. [Change Order--CD Smith Construction, Inc. Water Treatment Plant Modifications; Contract Unit No. M002-940266.02; DEDUCT \\$120,627.00 \(Chagne Order No. 5a\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Change Order-CD Smith Construction.	Alderman Taylor	Alderman Pack	Passed
	Motion carried on roll call 8-0.			

3. [Payment-Cover-All of Wisconsin, LLC; Road Salt Storage Facility; Contract Unit No. 2006-09; \\$50,700.00 \(Payment No. 1\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Payment-Cover All of Wisconsin, LLC	Alderman Taylor	Alderman Merkes	Passed
	Motion carried on roll call 8-0.			

4. [Approval of 2007 City of Menasha Minimum Wage Rate](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	2007 City of Menasha Minimum Wage Rate	Alderman Taylor	Alderman Eckstein	Passed
	Motion carried on roll call 8-0.			

5. [Consideration of Traffic Study at the Intersection of Lake Park Road \(CTH LP\) and Manitowoc Road \(Ald. Taylor\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	No Action Taken.			

IX. ORDINANCES AND RESOLUTIONS

A. [None](#)

X. HELD OVER BUSINESS

A. [Plan Commission 3/20/07; Recommends approval of the Final Plat for Southfield West subdivision with the condition that a statement is added that an eight foot wide pedestrian/bicycle trail will be installed in the right-of-way of lots 1-10 and Outlot 1 \(Held 4/2/07\).](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Plan Commission Recommendation	Alderman Pack	Alderman Wisneski	Passed
	Discussion ensued-should be lots 3-10 and outlot 1. Motion carried on roll call 5-4. Ald. Pack, Eckstein, Michalkiewicz, Chase, Mayor Laux - yes. Ald. Merkes, Taylor, Wisneski, Hendricks - no.			

XI. COUNCIL DIRECTIVES

A. [CA/HRD Brandt - Update on Gatehouse property \(Ald. Hendricks\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The closing of this property is scheduled for April 30, 2007. Everything will be turned over to the new owner at that time.			

B. [CDD Keil - Permanent signage at mini storage units \(Ald. Hendricks\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	A permanent sign permit was taken out on April 16. The temporary sign will be removed by the end of the month.			

C. [CDD Keil - Electric message sign at Solea's Restaurant \(Ald. Hendricks\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Staff has been in contact with the owners and is working on bringing the operation of the sign into compliance with ordinance requirement. The temporary sign will be removed by the end of the week.			

D. [CDD Keil - Drive through sign at Badger Ice Cream \(Ald. Hendricks\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Staff is having some difficulty contacting the owners. They are not responding to phone calls or letters. Staff will continue to work on a solution to the vision obstructing signs.			

E. [CDD Keil - Status of 535 1st. Street \(Ald. Taylor\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The gas company has been notified to terminate service to the building in anticipation of it being razed. Habitat for Humanity will be submitting an Offer to Purchase to the Plan Commission. Habitat for Humanity will take care of demolishing the building and the City will help with removal of the debris.			

F. [CDD Keil - Lighting at Stone Toad \(Ald. Taylor\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The outside lighting has been corrected/changed and the neighbors indicated the issue is much improved. No further action is anticipated.			

G. [CDD Keil - Update on resident concerns at Province Terrace \(Ald. Taylor\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Atty. Rich Carlson is working on the proposed changes to the zoning ordinance and should have it available for Council review by mid-May. The lighting ordinance changes should also be ready for the review in mid-May.			

H. [CDD Keil - Timeline for the landscaping work in the Marina Place parking lot \(Ald. Merkes\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Park Supt Huss received a quote of \$7,000 for installing the landscaping. He anticipates starting around June 1, but not sure on a completion date.			

I. [DPW Radtke - Update on south side of River Street \(Ald. Wisneski\)](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	The landscape on the south side will be mostly seed with some plants/flowers. Not sure of a start or completion date. Will start when weather is nice.			

XII. CITIZEN REPRISE (People from the gallery to be heard; only pertaining to matters on the agenda - five (5) minute time limit for each person)

A. [Public comments on matters pertaining to the agenda](#)

XIII. ADJOURNMENT

A. [Adjournment - Sine Die](#)

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Move	to adjourn at 8:50p.m.	Alderman Taylor	Alderman Pack	Passed
	Motion carried on voice vote.			
	Respectfully submitted by Deborah A. Galeazzi, City Clerk			



MEMORANDUM

To: Mayor and Common Council

From: PRD Tungate

Date: May 16, 2007

RE: Council Directive – Status of Whitewater Park

CDD Keil and myself along with developer Randy Stadtmueller are continuing to investigate the viability of building a whitewater park as part of a larger Gilbert Paper redevelopment project. We have also been taking the opportunity to promote the idea to the downtown business community, service clubs and other local organizations. There appears to be a high level of excitement for the project.

We have had recent meetings with WDNR and Army Corps of Engineers to discuss a variety of topics. The topic of greatest importance seems to be how much water is available on a day to day basis throughout the year and how can the Army Corps manage this flow into a whitewater channel. We are seeking to obtain historical flow, lake level and dam opening records to give us a better idea on how much water could be available and at what times of the year.

When we have more answers to our questions and the project remains viable, our intent is to make a presentation to the Common Council.